

CITY COUNCIL REPORT



MEETING DATE: July 6, 2005

ITEM NO.

5

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Troon North Parcel Q - 6-ZN-2005

REQUEST

Request:

1. site plan approval with amended development standards for a residential use on 13 +/- acre parcel located at the northeast corner of Pinnacle Vista & Alma School Parkway with Service Residential District (Hillside District) (S-R HD) zoning.
2. To adopt Ordinance No. 3630 affirming the above site plan approval with amended development standards.

Key Items for Consideration:

- The applicant is choosing to develop the site under the Hillside District rather than ESL provisions.
- The original site zoning was part of the Troon North Master Plan zoning case, which provided that the site plan should return for Council approval
- Amended development standards are being requested for building height
- A Hillside Conservation area is dedicated on a portion of the site and is requested to be adjusted as part of the DRB application to reflect site conditions
- A few neighbors have objected citing building heights and views
- Planning Commission recommends approval, 7-0.

Related Policies, References:

The site was zoned S-R (H-D) as part of the original Troon North Master Plan zoning case in the March 1986.

Case 43-Z-1994 is the most recent case affecting this area and updated development standards and land uses.

OWNER

Pinnacle Paradise Inc
480-563-5191

APPLICANT CONTACT

Eric Gerster
Terrevolution LLC

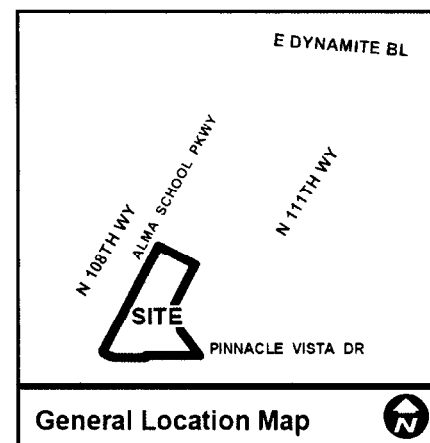
LOCATION

Northeast corner of Alma School
Parkway and Pinnacle Vista Drive

BACKGROUND

Zoning.

The site is zoned Service Residential (S-R HD) and Hillside Conservation (HC) District and is situated within the Hillside District. The S-R zoning district allows for minor office uses as well as residential use. The Hillside



District is a zoning overlay district that was applied to this area prior to adoption of the ESL Ordinance in 1991 (See Attachment #11). Sites that were rezoned prior to 1991 are entitled to elect to develop under either the former Hillside District (HD) or ESLO provisions. The primary differences between the Hillside District and ESLO are that the HD contains provisions to protect the main ridgeline and landmark outcroppings while ESLO also protects individual boulder features and clusters. The HD also established Hillside Conservation (HC) and "no build areas" on slopes greater than 15% while ESL establishes development densities and requires larger parcel sizes within steeply sloping areas. In addition, ESLO provides more specific requirements for wash protection and modification. The applicant has elected to develop under the Hillside Ordinance. With the case, the applicant also requests amended development standards, related to building height. The Hillside District allows heights to be measured from natural terrain elevation.

General Plan.

The General Plan Land Use Element designates the property as Office and Natural Open Space. The office category provides a variety of office uses. Minor office uses have a residential scale and character and are generally 1 story in height, and are low generators of traffic. Strict development and landscaping requirements are required where located adjacent to residential uses. The Natural Open Space category applies to areas where significant environmental amenities may exist, such as steep slopes and boulder features. Conservation open space areas.

Context.

This subdivision is located south of the Alma School Park site and south of the new City fire station. The surrounding property is zoned O-S for the park site toward the north and east, R-4 on the west side of Alma School Parkway and C-2 to the south and southwest. Reata Pass Steakhouse and Greasewood Flats are situated south of the site, Echo Ridge (R-4) residential community is situated north of the park site and Pinnacle Canyon at Troon North is situated west of Alma School Parkway. (See aerial Attachment 2, 2A) Note, stormwater retention basin improvements are occurring at the adjacent park site at the time of the photo being taken.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The request is for approval of the site plan and amended development standards for the proposed residential condominium development. The original Troon master plan zoning for the area required commercial sites to return to Council for site plan approval. The applicant states greater demand exists for residential use rather than office use of the site, while both uses are permitted in this zoning district. Also, the applicant indicates less traffic is generated by the residential than the office use, and therefore there is less impact on the neighborhood. To accommodate the site plan, a minor modification to the existing Hillside Conservation line is requested as part of a future Development Review Board (DRB) application. The amended development standards for building height are requested to allow that up to 25% of the floor area, be permitted to increase by 6 feet from 18 to 24 feet measured from natural grade. The amended development standards for building height provide greater flexibility and result in less impact in the

development of the site by allowing pads to be set into and along the hillside and to reduce cuts and fills. This allows for more flexible pad grading while actual building heights would still be no more than 18 ft. above the finished pad level.

Key Issues.

- The site plan is requires approval by Council before proceeding to Development Review Board
- The applicants have chosen to develop the site for residential use rather than office use, both are permitted uses in the S-R District
- Amended development standards for building height are requested

Development information.

- *Existing Use:* Undeveloped land including an existing, dedicated Hillside Conservation area
- *Buildings/Description* 29 single family homes
- *Parcel Size:* 13 acres (gross)
- *Building Height Allowed:* 18 feet
- *Proposed Building Height:* The applicant requests amended development standards to allow building height to exceed 18 feet for up to 25% of the building floor area to a maximum of 24 feet high, measured from natural grade however, heights would still be no more than 18 ft. above pad grade
- *Other:* Minor modification to the Hillside Conservation boundary, is requested with the associated DRB case for site plan and development approval of the homes with S-R zoning, the DRB also approves the architectural style, colors, materials, etc. of the homes

IMPACT ANALYSIS

Traffic.

The site has access from Alma School Parkway (90 ft. wide Major Collector), immediately opposite from the access to Pinnacle Canyon at Troon North and 108th Street. This is a full access permitting right and left in, and right and left out turns. Internal streets are gated with 40-foot wide right-of-ways terminating in cul-de-sacs to access homes. A 20-foot wide fire station and park access dedication is provided along portions of the northern boundary of the site. A traffic statement prepared for the project indicates that about 313 vehicle trips daily would be generated by this residential use including about 29 and 34 trips during the AM and PM peak hours respectively. The analysis indicates that the proposed residential use of the land would not impact the adjacent streets to the level experienced if the site were developed for office use, when up to 1,800 trips per day would be generated. No access is provided to Pinnacle Vista Drive to the south.

Water/Sewer.

Water and sewer can be extended to the site from existing water and sewer lines located along Alma School Parkway. Sufficient capacity exists to accommodate this use.

Fire.

Sufficient room and road widths are provided for turning and maneuvering of fire apparatus for this site. An emergency vehicles (Knox Box) access will be provided from the northern cul-de-sac to the Park access road. A fire station is less than 200 feet north of the site.

Schools District comments/review.

Cave Creek Unified School District has been notified of this application and has not objected to this proposal.

Open space, scenic corridors.

A minimum 30-foot wide, 40-foot average width scenic buffer is provided along the site's Alma School Parkway frontage. An existing 1.66 acres Hillside Conservation (HC) area along the eastern side of the site contains a hilltop rock outcrop area. This HC area boundary will be adjusted to maintain the same overall area but also to better reflect site conditions and provide for the proposed usage of the site. Overall, with both HC and NAOS areas, 5.75 acres or 44% of the site area is provided as open space, while 36% is required. A 6-foot wide sidewalk will be provided along the site Alma School Parkway frontage.

Policy Implications.

A stipulation of the Troon North master plan zoning case required the potential commercial sites to return to council for site plan approval. The applicant requests residential use rather than office use of the site. The applicant has elected to develop the site under the Hillside Conservation District provisions rather than ESLO however, will also endeavor to meet the provisions of ESL wherever possible.

Community Involvement.

About 90 neighbors within 750 feet of the property were notified of the proposal by letter and a neighborhood meeting was held on March 15, 2005. A project under consideration sign was also posted on the site. Seventeen (17) people attended the meeting. Comments were pro and con with negative comments relating to assuring homes are kept off of the hillside and boulder areas, and the negative affect of development the site regarding views. Staff has received 3 letters of opposition and 1 letter of support. The Coalition of Pinnacle Peak has inquired about the use of HD vs. ESL standards for the site, but has provided no other comments to date.

Community Impact.

Use of the site for residential units appears to have less of an impact from traffic than an office use. The site is one of the last remaining undeveloped properties in Troon North. The site has areas that are both suitable and unsuitable for development. The site plan is designated to position building envelopes in and around the HC area while protecting less suitable and

undevelopable areas as open space. The amended development standards for building height are intended to provide greater flexibility and less impact for site development by allowing pads to be set into and along the hillside and to reduce cuts and fills. Twenty-four feet (24 ft.) building heights measured from natural grade permit variations in the pad height on the sloped ground, while still maintaining actual building heights of 18 ft. measured above pad levels. Minor adjustments to the Hillside Conservation boundary at the DRB review, will accommodate site development and continue to conform to the intent of boulder and steep slope preservation. Views from adjoining properties will not be adversely impacted.

OTHER BOARDS AND COMMISSIONS

Planning Commission.

At the Planning Commission hearing of June 8, 2005, one (1) citizen comment card was received from a resident who did not wish to speak, but indicated on the card he was not opposed to the proposed site plan. The Planning Commission inquired why a modification to the Hillside Conservation boundary was necessary for this site plan. Staff indicated that with the original zoning case that established the line in about 1980, had utilized relatively large scale topographic mapping information in establishing the boundary. This information has been updated by more specific data, which has also been supplemented with site walks of the property. The boundary modification is considered minor in nature and does not result in a reduction of size or quality of land designated as Hillside Conservation. Staff indicated the final boundary modification would be subject to DRB review and approval.

Planning Commission Recommendation:

Planning Commission recommends approval, 7-0 on consent agenda.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

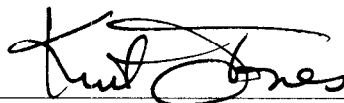
RESPONSIBLE DEPT(S)

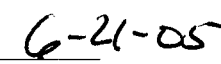
Planning and Development Services Department
Current Planning Services

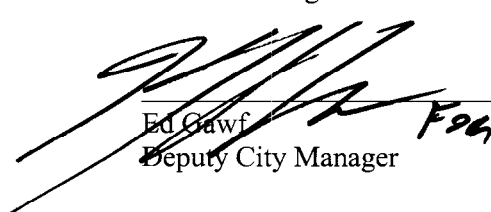
STAFF CONTACT(S)

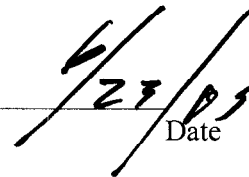
Al Ward	Randy Grant
Senior Planner	Chief Planning Officer
480-312-7067	480-312-7995
E-mail: award@ScottsdaleAZ.gov	E-mail: rgrant@ScottsdaleAZ.gov

APPROVED BY


Randy Grant
Chief Planning Officer


Date


Ed Gawf
Deputy City Manager


Date

ATTACHMENTS

1. Applicant's Narrative
- 1A. Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Ordinance No. 3630
 - Exhibit 1. Stipulations
 - Exhibit 2. Site Plan
 - Exhibit 3. Amended Development Standards
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan
11. Hillside District Ordinance



City of Scottsdale PROJECT NARRATIVE

1
STOP SHOP

- ☒ Rezoning/*Site Plan Approval* ☐ Other
☐ Use Permit
☐ Development Review
☐ Master Sign Programs
☐ Variance

Case # / 458 -PA- 03
 Project Name Quisana by Cielo Homes
 (Parcel Q at Troon North)
 Location NE corner of Alma School Pkwy. &
Pinnacle Vista Rd.
 Applicant Eric Gerster 602-390-1107

SITE DETAILS

~~Proposed~~ Existing Zoning: S-R (H.D./H.C.)
 Use: Residential
 Parcel Size: 13 acres-gross
☐ Gross Floor Area ☒ Total Units: 30
☐ Floor Area Ratio ☒ Density: 2.64 d.u./acre-Not
Hillside Conservation Area

Parking Required: NA
 Parking Provided: NA
 # Of Buildings: 30
 Height: 18'
 Setbacks: N- 10' S- 10'
 E- 10' W- 30'-40'

In the following space, please describe the project or the request

This submittal is for the approval of a residential subdivision on a 13-acre parcel within the Troon North master-planned community. This property is currently zoned S-R (Service Residential) (H.D./H.C.), and as such can be developed as either a commercial or residential property. The owner, Cielo Homes, has elected to build a private and gated, 30-lot subdivision of single-family homes on this parcel, designed in such a way to be compatible with the neighboring communities.

A small portion of the wash will be rerouted through the property, while the rest will remain in its natural state, and a scenic buffer will be dedicated along Alma School Parkway in order to match previous Troon North subdivision Development.

The proposed site plan will follow the existing Hillside Ordinance requirements and conditions, and the developer will not elect to convert to the Environmental Sensitive Lands Ordinance.

ATTACHMENT #1

6-ZN-2005
4-4-05

Sec. 5.1100. (S-R) SERVICE RESIDENTIAL.

Sec. 5.1101. Purpose.

A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondly, this district provides for medium density residential. This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses.

Sec. 5.1102. Approval required.

No structure or building shall be built or remodeled upon land in the S-R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
(Ord. No. 3225, § 1, 5-4-99)

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Sec. 5.1103. Use regulations.

A. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.

a. Business and professional offices: Offices in which merchandise, wares or goods are not created, displayed, sold or exchanged.

b. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained and provided that all activities will be in soundproof buildings.

c. Medical or dental offices including laboratories.

d. Studio for professional work or teaching of any form of commercial or fine arts such as photography, music, drama or dance.

e. Municipal uses.

f. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

a. Accessory buildings, private swimming pools, private tennis courts, home occupations and other accessory uses.

b. Dwelling units, multifamily.

c. Dwelling units, single family.

d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

e. Temporary sales office buildings and model homes.

3. Retail.

a. Pharmacy, prescription, limited to pharmaceuticals only, as an appurtenant use to an office building, provided the entrance to the pharmacy is from the interior of the building, lobby or arcade.

4. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:

a. Lot area: The minimum lot area shall be no less than twenty thousand (20,000) square feet (net).

b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.

c. Building height: Building height, including steeples, towers, spires, and mechanical equipment (such equipment must be screened) shall be limited to thirty (30) feet in height, except that a maximum of ten (10) percent of the roof area may exceed the height limit by fifteen (15) feet. Height and location are subject to Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100--7.102, exceptions to height restrictions, which shall not apply to churches within this district.)

d. Open space: In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.

e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

h. Access: All churches must have primary access to a street classified by the Scottsdale General Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

i. Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.

5. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.

6. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.

B. Uses subject to a conditional use permit.

1. Bank (see section 1.403 for criteria).

2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
3. Jewelry design or creation.
4. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
5. Vocational school for the teaching of culinary arts and sciences. School facilities may include the following:
 - a. Kitchen(s).
 - b. School offices.
 - c. Classrooms.
 - d. Ancillary public dining area(s). Food preparation for the dining facility shall only be serviced by students/classroom activities in connection with the school curriculum.
6. Wholesale sales of jewelry and works of art.
(Ord. No. 2335, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1104. Property development standards.

The following property development standards shall apply to all land and building in the S-R district.

A. Open space requirements.

1. Main land uses that are density-based shall provide a minimum of thirty-six (36) percent of the net lot area in open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space.
3. Open space required by 1 and 2 above shall be provided in the following proportions:
 - a. A minimum of twelve (12) percent of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage excluding drives. Exception: Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s).
 - b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. The remainder of the required open space shall be provided in common open space.
 - d. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

B. Building height. No building shall exceed eighteen (18) feet in height except that 25% of the building may be built to a maximum of eighteen (18) feet above pad grade as long as the total height of the building does not exceed twenty-four (24) feet above natural grade. ~~as otherwise provided in article VII.~~

C. Density. The minimum gross land area per dwelling unit shall be three thousand five hundred (3,500) square feet.

D. Building setback.

1. Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.

2. Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.

3. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

E. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

F. Walls, fences and required screening.

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All parking areas shall be screened from view from all public streets.

3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.

4. All storage and refuse areas shall be screened as determined by the Development Review Board.

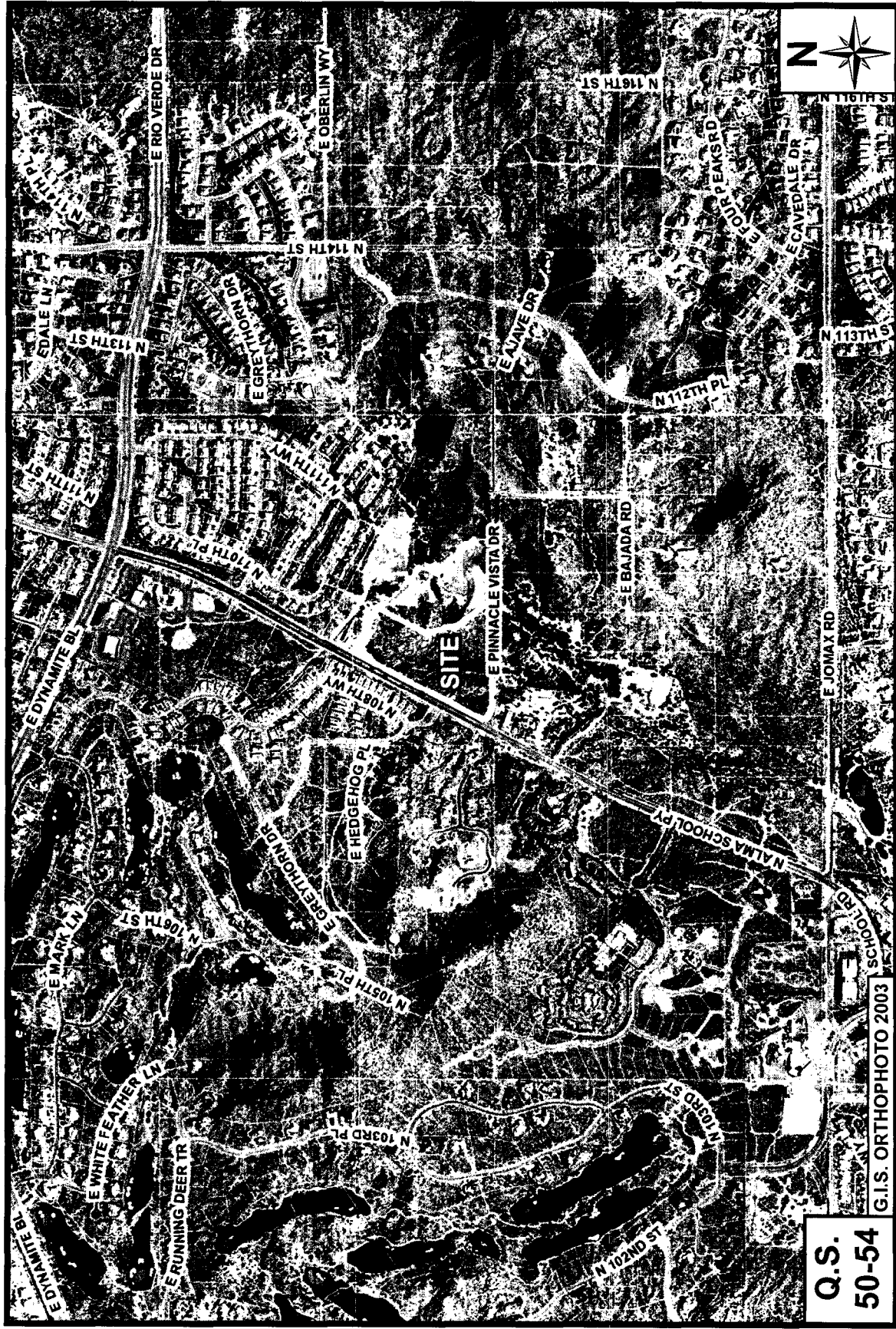
G. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board. (Ord. No. 1840, § 1, 10-15-85; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1106. Signs.

The provisions of article VIII shall apply.



Q.S.
50-54

6-ZN-2005

Troon North Parcel Q

ATTACHMENT #2



Q.S.
50-54

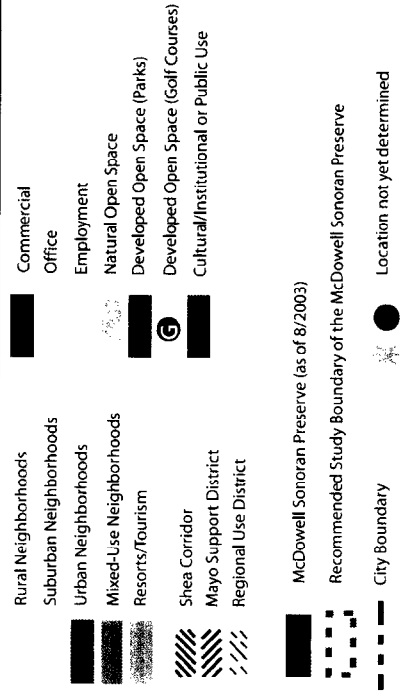
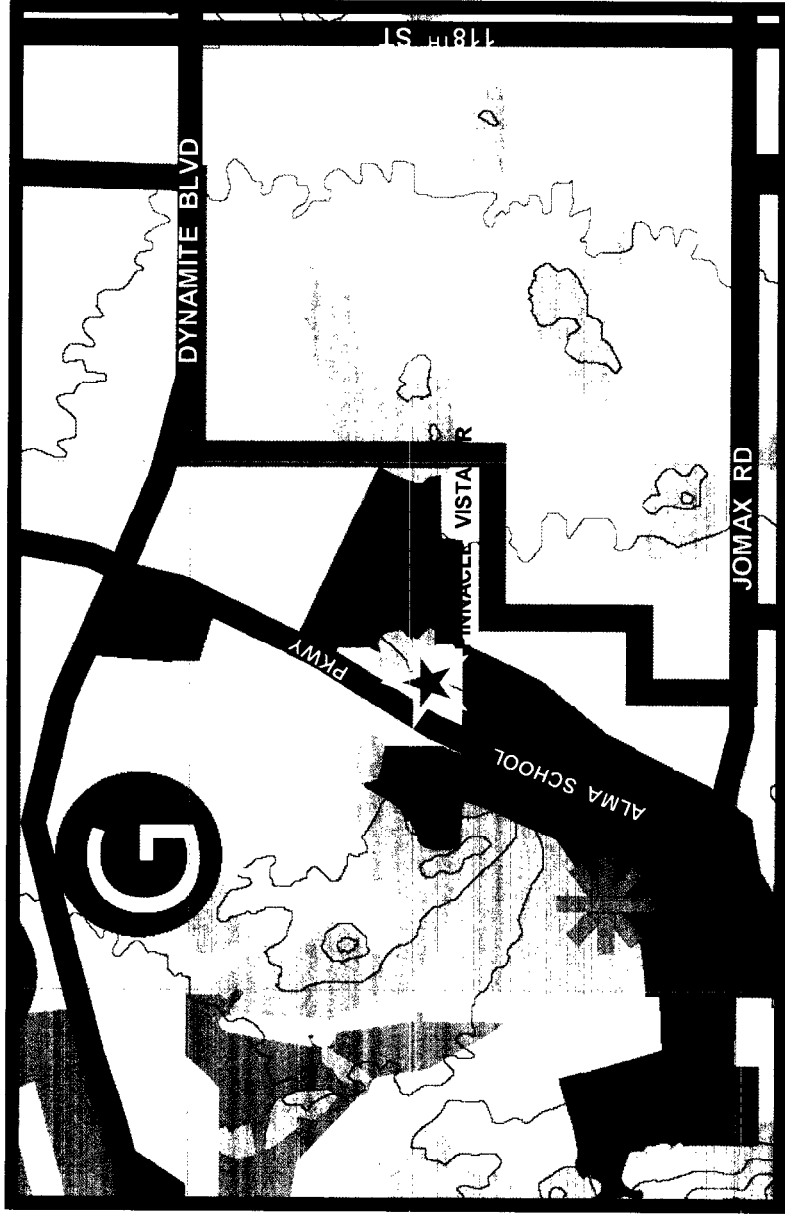
G.I.S. ORTHOPHOTO 2003

Troon North Parcel Q

6-ZN-2005

ATTACHMENT #2A

General Plan



6-ZN-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004

ORDINANCE NO. 3630

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF APPROVING A SITE PLAN WITH STIPULATIONS AND AMENDING DEVELOPMENT STANDARDS AS APPROVED IN CASE NO. 6-ZN-2005, ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF PINNACLE VISTA AND ALMA SCHOOL PARKWAY WITH S-R (HD) (SERVICE RESIDENTIAL DISTRICT HILLSIDE DISTRICT ZONING.

WHEREAS, Planning Commission and City Council have held public hearings and considered Case No. 6-ZN-2005; and

WHEREAS, the Council of the City of Scottsdale wishes to adopt a site plan set forth in the aforementioned case subject to stipulations;

WHEREAS, the Council of the City of Scottsdale wishes to amend the development standards as described in the aforementioned case;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the City Council approves the site plan as provided in Case No. 6-ZN-2005, attached hereto as Exhibit 2 and incorporated herein by reference, conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

Section 1. That the Zoning Ordinance of the City of Scottsdale is hereby amended, as set forth in the amended development standards attached hereto as Exhibit 3 and incorporated herein by reference, conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 6 day of July, 2005.

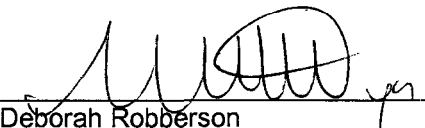
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By:  _____
Deborah Robberson
Acting City Attorney

STIPULATIONS FOR CASE 6-ZN-2005
CHANGES MADE BY THE PLANNING COMMISSION ARE IN UPPER CASE, BOLD ITALICIZED
LETTERS AND DELETIONS ARE STRUCK THROUGH

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform to the site plan submitted by Southwest Consulting, and staff dated 5/23/05. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units on the site shall not exceed 29 without subsequent public hearings before the Planning Commission and City Council.

LAND USE BUDGET TABLE:

Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units	Max # of Units
Q	13.0	S-R	2.2 +/-	2.2 +/-	29	29

3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards dated 5/27/05 and attached. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. **BUILDING HEIGHT LIMITATIONS.** Per the attached amended development standards, no building on the site shall exceed 18 feet in height, measured from finished pad level. However, up to 25% of the floor area of the building may be built up to 24 feet above natural grade, as long as no part of the building exceeds 18 ft. in height above finished pad level.
5. **SCENIC BUFFER.** The scenic buffer width along Alma School Parkway shall be a minimum of 30 feet and an average of 40 feet wide, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic buffer shall be left in a natural condition.
6. **SCENIC BUFFER DEDICATION.** Before building permit issued, the final plat or site plan shall show and dedicate an easement to the city, identifying a minimum of 30 feet and an average of 40 feet wide scenic buffer easement along Alma School Parkway, as shown on the site plan dated 5/23/05.
7. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.

NOTE REGARDING THE ELECTION TO DEVELOP UNDER THE HILLSIDE DISTRICT (HD).

Pursuant to the ESL Ordinance, the applicant has elected to develop the site under the Hillside District provisions however; the developer is encouraged to comply with the provisions of the ESL Ordinance to the greatest possible extent.

ENVIRONMENTAL DESIGN

1. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs shall be

subject to Zoning Administrator approval through a wash modification process.

2. **WASH CORRIDOR EASEMENTS-ADJACENT WALLS.** Solid walls adjacent to Wash Corridor easements shall comply with the following standards:
 - a. Walls shall not be constructed within the Wash Corridor easement.
 - b. Walls shall be located only within an approved construction envelope, or approved wall easement of community tract.
 - c. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the Wash Corridor easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height.
3. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** The Developer shall dedicate a minimum of ~~3.48~~ 4.26 acres of NAOS on the site. This amount may include up to ~~1.31~~ 4.89 acres of NAOS to be transferred from surplus NAOS areas located within the Troon Master Plan area. With the Development Review Board submittal, the developer shall submit a detailed plan for the site identifying the required NAOS and a table identifying, the required amount of NAOS, the percentage of slope, and the type of land form, for the Upper Desert Landform area.
4. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
5. **BOULDERS AND BEDROCK OUTCROPS.** With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than six (6) feet in diameter and all bedrock outcrops.
6. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be sixteen (16) feet above natural grade at the base of the light standard. ~~except for recreation uses, which shall comply with the outdoor lighting standards of the~~ Scottsdale Zoning Ordinance.
7. ***BERM CONSTRUCTION ON THE NORTH SIDE OF THE CURRENTLY DEDICATED JOINT PARK/ FIRE STATION ACCESS ROAD AS SHOWN IN THE SITE PLAN. BEFORE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL BUILD A BERM CONNECTING THE HILL AND CHANNEL EMBANKMENT, LOCATED NORTH OF THE PARK/ FIRE STATION ACCESS ROAD (NORTH OF LOTS 25 AND 26), THAT IS TO A HEIGHT AND CONFIGURATION ACCEPTABLE TO THE COMMUNITY SERVICES DEPARTMENT, THROUGH CONSULTATION WITH ECHO RIDGE RESIDENTS. THE DEVELOPER SHALL LANDSCAPE THE BERM TO SCREEN PARCEL Q AND THE FUTURE JOINT PARK/ FIRE STATION ACCESS ROAD FROM THE EXISTING ECHO RIDGE SUBDIVISION. THIS LANDSCAPE BERM MAY CONTAIN PLANT MATERIAL SALVAGED FROM PARCEL Q, AND SHALL INCLUDE A MINIMUM OF 5 - 24" BOX TREES, WITH FINAL PLANT QUANTITIES, TYPES AND SIZES TO BE SHOWN ON THE FINAL LANDSCAPE PLAN AND BE TO THE SATISFACTION OF THE COMMUNITY SERVICES DEPARTMENT, THROUGH CONSULTATION WITH ECHO RIDGE RESIDENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONNECTION OF AN IRRIGATION SYSTEM TO THIS LANDSCAPE BERM EXTENDED FROM PARCEL Q, AND IRRIGATE THE AREA FOR IN A MANNER AND FOR SUCH PERIOD AS REQUIRED BY CITY GUIDELINES.***

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street

improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Alma School Parkway	None required	Provide south bound left turn paint stripe holding bay. May need to reconstruct the existing median.	Provide 6 ft. wide sidewalk along Alma School Rd. separated from back of the curb, as required by the City staff.
Internal Local Condominium Street	FORTY (40) 32 foot wide condominium access easement or tract. MINIMUM CUL-DE-SAC WIDTH SHALL BE 45 FEET.	Provide 28 24 foot wide back of curb to back of curb improvement as required by the City staff for all internal streets. Provide a minimum 24 ft. wide emergency vehicle access to the Fire Station/Park access Road at north. Provide a turn-around area attached to the cul-de-sacs. No A raised center median PLANTER is permitted within the cul-de-sacs, IF ACCEPTABLE TO CITY STAFF.	Construct a minimum 4-ft sidewalk along one side of the internal streets, as required by the City staff. No on-street parking is permitted UNLESS OTHERWISE APPROVED BY per the Fire Dept. requirement. All lots shall have frontage on a dedicated street, as required per the S-R Zoning Ordinance UNLESS APPROVED BY THE DRB and by the City staff.
Fire Station/Park Access Road	Twenty (20) 30 ft. wide half street EASEMENT dedication for the PARK/ Fire Station and park access road, or as modified AND acceptable to Parks and Rec. Dept. COMMUNITY SERVICES DEPT.	Provide Knox Box emergency access	Provide pedestrian connection/ gate from project site to Park/ FIRE STATION access road. Provide a location for a park access sign park along park/FIRE STATION access road acceptable to Parks and Rec. Dept. COMMUNITY SERVICES DEPT.

NOTE, THESE PROVISIONS SHALL BE SHOWN ON THE FINAL APPROVED SITE PLAN.

- a. The internal private streets for this site shall be designed and constructed to the local private condominium street requirements of the City of Scottsdale ESL Road Design Standards. Five foot wide sidewalks are required on both sides of the local residential streets for lots less than 20,000 square feet in area.
- b. The developer shall provide any improvements supported by the approved traffic impact

- study for the site, as determined by the city staff.
- c. Garages shall be setback a minimum of 20 ft. from back of curb for internal street.
2. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
 3. **PRIVATE STREET CONSTRUCTION.** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements of the approved Master Drainage Plan for Troon as it relates to this subdivision.
 - f. Evaluate the overtopping of Alma School parkway near the south end of this project. Report the depth of the sheet flow over the street in a 100-year peak discharge (d100) for street access and downstream erosion purposes.
 - g. Show and call out the boundaries of a 100-year flood for all washes affecting this subdivision.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report **FOR TROON**.

- (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.

4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
5. **CONVEYANCE OF TRACTS/LOTS.** Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be:
conveyed by a general warranty deed, and
accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

Sec. 5.1100. (S-R) SERVICE RESIDENTIAL.

Sec. 5.1101. Purpose.

A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondly, this district provides for medium density residential. This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses.

Sec. 5.1102. Approval required.

No structure or building shall be built or remodeled upon land in the S-R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
(Ord. No. 3225, § 1, 5-4-99)

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(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1103. Use regulations.

A. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.

- a. Business and professional offices: Offices in which merchandise, wares or goods are not created, displayed, sold or exchanged.
- b. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained and provided that all activities will be in soundproof buildings.
- c. Medical or dental offices including laboratories.
- d. Studio for professional work or teaching of any form of commercial or fine arts such as photography, music, drama or dance.
- e. Municipal uses.
- f. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

a. Accessory buildings, private swimming pools, private tennis courts, home occupations and other accessory uses.

b. Dwelling units, multifamily.

c. Dwelling units, single family.

d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

e. Temporary sales office buildings and model homes.

3. Retail.

a. Pharmacy, prescription, limited to pharmaceuticals only, as an appurtenant use to an office building, provided the entrance to the pharmacy is from the interior of the building, lobby or arcade.

4. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:

a. Lot area: The minimum lot area shall be no less than twenty thousand (20,000) square feet (net).

b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.

c. Building height: Building height, including steeples, towers, spires, and mechanical equipment (such equipment must be screened) shall be limited to thirty (30) feet in height, except that a maximum of ten (10) percent of the roof area may exceed the height limit by fifteen (15) feet. Height and location are subject to Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100--7.102, exceptions to height restrictions, which shall not apply to churches within this district.)

d. Open space: In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.

e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

h. Access: All churches must have primary access to a street classified by the Scottsdale General Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

i. Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.

5. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.

6. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.

B. Uses subject to a conditional use permit.

1. Bank (see section 1.403 for criteria).

2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
3. Jewelry design or creation.
4. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
5. Vocational school for the teaching of culinary arts and sciences. School facilities may include the following:
 - a. Kitchen(s).
 - b. School offices.
 - c. Classrooms.
 - d. Ancillary public dining area(s). Food preparation for the dining facility shall only be serviced by students/classroom activities in connection with the school curriculum.
6. Wholesale sales of jewelry and works of art.
(Ord. No. 2335, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1104. Property development standards.

The following property development standards shall apply to all land and building in the S-R district.

A. Open space requirements.

1. Main land uses that are density-based shall provide a minimum of thirty-six (36) percent of the net lot area in open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space.
3. Open space required by 1 and 2 above shall be provided in the following proportions:
 - a. A minimum of twelve (12) percent of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage excluding drives. Exception: Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s).
 - b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. The remainder of the required open space shall be provided in common open space.
 - d. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

B. Building height. No building shall exceed eighteen (18) feet in height except that 25% of the building may be built to a maximum of eighteen (18) feet above pad grade as long as the total height of the building does not exceed twenty-four (24) feet above natural grade. ~~as otherwise provided in article VII.~~

C. Density. The minimum gross land area per dwelling unit shall be three thousand five hundred (3,500) square feet.

D. Building setback.

1. Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.

2. Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.

3. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

E. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

F. Walls, fences and required screening.

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All parking areas shall be screened from view from all public streets.

3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.

4. All storage and refuse areas shall be screened as determined by the Development Review Board.

G. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board. (Ord. No. 1840, § 1, 10-15-85; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1106. Signs.

The provisions of article VIII shall apply.

ADDITIONAL INFORMATION FOR CASE 6-ZN-2005

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
4. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
 - f. major stormwater management systems,
 - g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - i. signage,
 - j. Master Environmental Design Concept Plans.
5. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
6. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
7. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development

and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.



Kimley-Horn
and Associates, Inc.

March 23, 2005

Suite 300
7878 N. 16th Street
Phoenix, Arizona
85020

Mark E. George
Cielo Homes
5111 East Butler Drive
Paradise Valley, Arizona 85253

Re: NEC Alma School Parkway and Pinnacle Vista Drive
Traffic Statement – Scottsdale, Arizona

Dear Mr. George:

This analysis was completed to support the approval process of the proposed site located on the northeast corner of Alma School Parkway and Pinnacle Vista Drive in Scottsdale, Arizona. The site is currently zoned SR which allows for a variety of different land uses. The analysis compares the trip generating potential of the site assuming it was developed as offices to the currently proposed single-family residential uses. The analysis also includes a queuing analysis for entering and exiting queues to evaluate the potential for conflict between the site access onto Alma School Road and the gated entrance.

The site currently zoned SR would allow for an office development with a gross floor area of approximately 150,000 square feet. As proposed the site would be developed with a 30 dwelling unit single-family residential development.

Trip Generation for the Possible Office Use

Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 7th Edition*, the number of trips generated by the existing office zoning is calculated and shown in Table 1. The general office land use was used for this analysis (Land Use 710).

Table 1 – Trip Generation for Office Land Use

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
General Office	710	150,000	SF	1,823	228	31	259	42	205	247

General Office (ITE 7th Edition)

Daily (ITE 710)

AM Peak Hour (ITE 710)

PM Peak Hour (ITE 710)

$Ln(T) = 0.77 \times Ln(1000's \text{ of SF}) + 3.65$

$Ln(T) = 0.80 \times Ln(1000's \text{ of SF}) + 1.55$

$T = 1.12 \times (1000's \text{ of SF}) + 78.81$

50% In

88% In

17% In

50% Out

12% Out

83% Out

TEL 602 944 5500
FAX 602 944 7423

ATTACHMENT #7

6-ZN-2005
4-4-05



As shown in **Table 1**, if developed as office the site has a trip generation potential of 1,823 daily trips with 259 trips occurring in the AM peak hour and 247 trips occurring in the PM peak hour.

Trip Generation for the Proposed Residential Use

Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 7th Edition*, the number of trips expected to be generated by the proposed residential development is calculated and shown in **Table 2**. The residential development will consist of single-family homes (Land Use 210).

Table 2 –Trip Generation for Residential Development

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	30	DU	343	8	22	30	23	13	36

Single-Family Detached Housing (ITE 7th Edition)

Daily (ITE 210)	$\ln(T) = 0.92 \times \ln(\text{number of DU's}) + 2.71$	50% In	50% Out
AM Peak Hour (ITE 210)	$T = 0.70 \times (\text{number of DU's}) + 9.43$	25% In	75% Out
PM Peak Hour (ITE 210)	$\ln(T) = 0.90 \times \ln(\text{number of DU's}) + 0.53$	63% In	37% Out

Table 2 shows that if developed with the proposed single-family homes the site would generate a total of 343 daily trips with 30 of these trips occurring in the AM peak hour and 36 occurring in the PM peak hour.

These calculations indicate that the proposed residential development will not impact the surrounding roadway network as much as if the site were developed with the office land use. The proposed residential development is expected to generate approximately 81 percent fewer trips (1,480 fewer trips) on a daily basis than the office. During the AM peak hour, the residential development will generate approximately 82 percent fewer trips (229 fewer trips) and, during the PM peak hour, it will generate approximately 85 percent fewer trips (211 fewer trips) than the office would generate. As can be seen from the preceding discussion, the traffic generated by the proposed residential site will not significantly impact the surrounding roadway network, and will have significantly less impact than the office land use.

Queuing Analysis for the Proposed Residential Zoning

To ensure that sufficient storage has been provided between the site access onto Alma School Parkway and the gated access, a queuing analysis was completed using the trip generation calculated for the proposed residential zoning. The queue lengths for vehicles stopped at Alma School Parkway while leaving the site and for vehicles stopped at the gated access while entering the site were calculated using the method for unsignalized intersection storage calculation as outlined in the AASHTO *A Policy on Geometric Design of Highways and Streets*, 2001 on page 718. The equation used is shown as follows:



$$\text{Storage} = [(V/60 \text{ minutes}) \times 2 \text{ minutes}] \times 25 \text{ ft/vehicle}$$

Where:

V = vehicles per hour

25 ft/veh = Average Length of Vehicles

Using this equation the anticipated queue length for both entering and exiting vehicles is 25 feet. In accordance with AASHTO guidelines it is recommended that a minimum of 50 feet of storage be provided. Per City of Scottsdale guidelines the gated access must be located a minimum of 75 feet from the Alma School Parkway intersection. Based on the results of the analysis, sufficient storage length of 75 feet has been provided to accommodate entering and exiting queues between Alma School Parkway and the gated access.

If you have any questions, feel free to call me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michelle Meyer", is written over the printed name.

Michelle L. Meyer, P.E.

MLM/dlc

Friday, March 04, 2005

Alan Ward
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Via Fax.: 480-312-7088

RE: Parcel "Q" at Troon North, #458-PA-03

Dear Mr. Ward,

This letter will serve as written notice of Cielo Homes' Citizen Review Process Requirements for case # 458-PA-03. We anticipate needing only one neighborhood open house, which will be held on March 15th, 2005, at Troon Golf and Country Club, located at 10320 E. Dynamite Boulevard, from 6:00-7:30 PM. Individual meetings, as well as an additional Open House may be added if necessary.

All neighbors within a 750' radius will be notified by mail and by the placement of an early-notification sign on the property. The sign should be up by late this afternoon, and a copy is attached for your review. I have also attached a list of the property owners, as well as reference maps.

If you have any questions, please call me at 602-390-1107.

Sincerely,


Eric Gerster

ATTACHMENT #8

6-ZN-2005
4-4-05



AFFIDAVIT OF POSTING
PUBLIC HEARING NOTICE

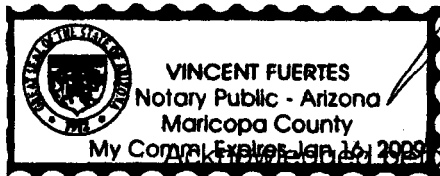
CASE NUMBER: 458-PA-03
PROJECT NAME: Quisana by Cielo Homes (Parcel Q at Troon North)
LOCATION: NE CORNER ALMA SCHOOL & PINNACLE VISTA
SITE POSTING DATE: 3/5/05
APPLICANT NAME: ERIC GERSTER
SIGN COMPANY NAME: SCOTTSDALE SIGN-A-RAMA
PHONE NUMBER: 480-894-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed. Pictures of site postings have been submitted.

Applicant Signature

Date

Notary Public



Before me this 4th day of March 2004

My commission expires Jan 16 2009

Return completed, notarized affidavit and pictures to Current Planning Services at least 20 days prior to Planning Commission hearing.

Current Planning Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251
480-312-7000

Project Under Consideration

Neighborhood Open House Meeting:

Date: 3/15/05
Time: 6:00-7:30pm
Location: Troon North Golf & Country Club
10320 E. Dyrsmile Blvd. Scottsdale, AZ

Site Address: NE Corner of Alma School & Pinnacle Vista, Scottsdale, AZ 85255

Project Overview:

Existing Zoning: S-R (Service Residential) (MD/HNC)
Proposed Zoning: Unchanged
Site Area: 13
Description: Owner requests site plan approval and Design Review

Board approval for a residential community of 30 homes.

Applicant Contact: Eric Gerster City Staff Contact: Alan Ward
Phone Number: 602-360-1107 Phone Number: 480-312-7067
Email Address: egerster@pinetopparadise.com Email Address: aaward@scottsdaleaz.gov

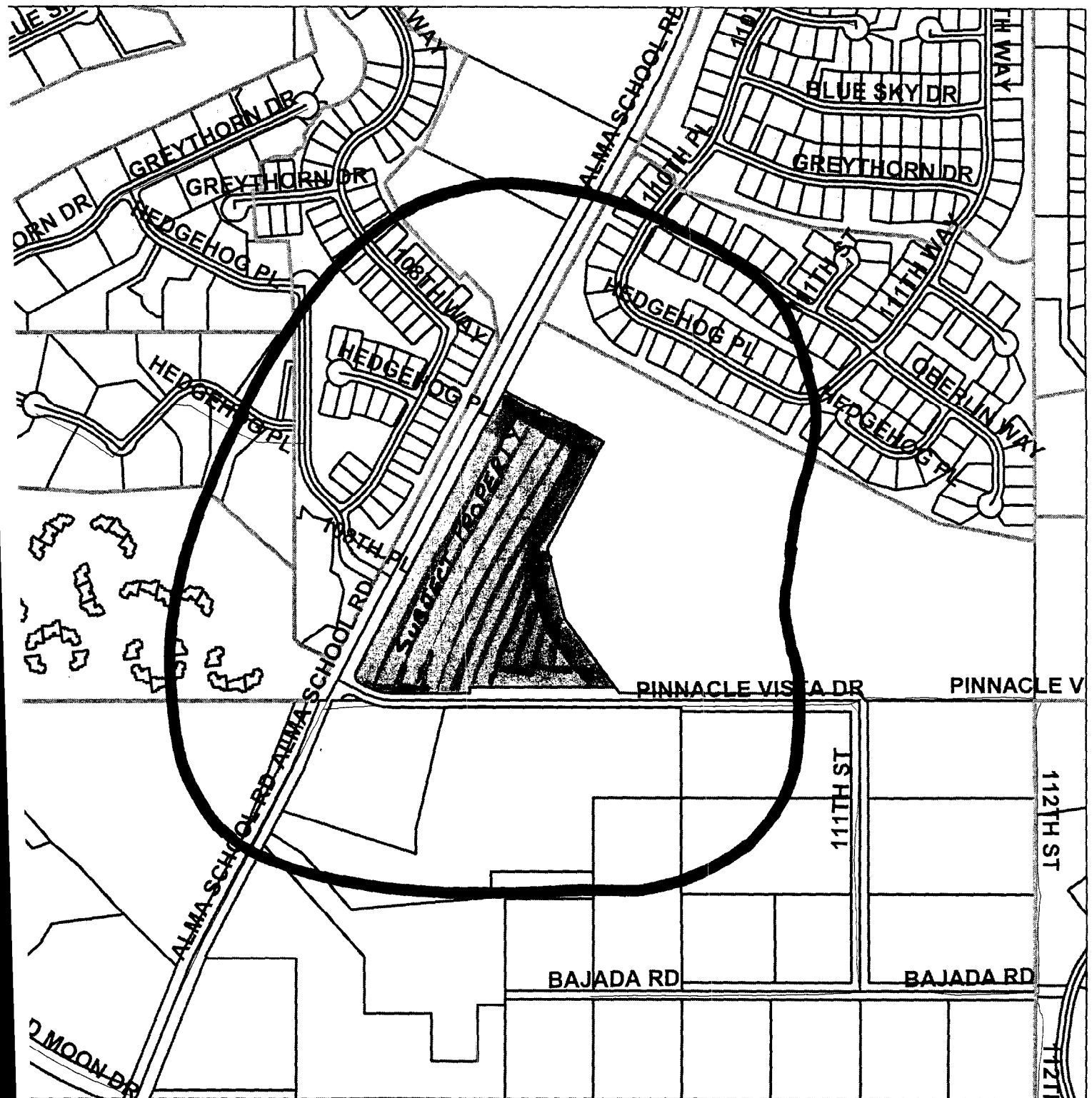
Pre-Application #: 458-PA-03 available at City of Scottsdale 480-312-7000

Project information is available at:
www.scottsdaleaz.gov/projects/ProjectInProcess

Meeting Date: 3/15/05

County Parcels

750' RADIUS



Lot #	Name	Address 1	Address 2
ERII-130	DR. JAMES & LEDA ELLIS	6 PATRIDGE POND ROAD	ACTON, MA 01720
ERII-155	ALLYN C. & LYNORE D. BURIC	11051 E. OBERLIN WAY	SCOTTSDALE, AZ 85262
ERII-156	COLIN & YUMI HARA	2351 MOHAWK LANE	GLENVIEW, IL 60025
ERII-157	GORDON & MERRI WAIT	116 BARTON CR.	SCHAUMBERG, IL 60194
ERII-158	STANLEY & SERITA ROSEN	11075 E. OBERLIN WAY	SCOTTSDALE, AZ 85262
ERII-159	L. THOMAS & PAULA D. BAACK	11083 E. OBERLIN WAY	SCOTTSDALE, AZ 85262
ERII-160	RONALD & ANNE BEINER	11091 E. OBERLIN WAY	SCOTTSDALE, AZ 85262
ERII-161	EDWARD & PHYLLIS GARBART	11099 E. OBERLIN WAY	SCOTTSDALE, AZ 85262
ERII-162	EDWARD & MARIAN SCHABER	11121 E. OBERLIN WAY	SCOTTSDALE, AZ 85262
ERII-166	RAYMOND & SANDRA NOVEMBER	11162 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-167	JAMES & CHERYL CLARKIN	11140 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-168	SUSAN SKOLNICK & ROBERT NISTICO	11118 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-169	GEORGE & ANITA ROMANOWSKI	11096 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-170	ANN ORLANDO	11088 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262-5213
ERII-171	AUGUST & ELAINE SANSONE	6212 N. EMERSON	ROSEMONT, IL 60018
ERII-172	KENNETH D. GORDON	11072 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-173	ARTHUR & PHYLLIS TUBER	11181 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-174	MICHAEL J & SUSAN D POGGIOLI	11159 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-175	DANIEL & ELAINE MADDEN	11137 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-176	DELORES BACHMANN	11115 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262-7400
ERII-177	BLAKE ZANDBERGEN	11093 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-178	RONALD & ADELAIDE BARNES	11085 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-179	WALTER & MELDA SHIPP	11077 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-180	TODD FOGEL & MARCI SHERMAN	11069 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-181	KLAUS & JANE LIEDTKE	11061 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
ERII-182	PATRICK & PAMELA KELLEY	1009 KELLEY'S RIDGE	NEW ALBANY, IN 47150
ERII-183	GEORGE L. RICHARDS & DIANE JACKSON RICHARDS	26878 WEMBLEY COURT	FARMINGTON HILLS, MI 48331
ERII-184	DANIEL D. EWONIUK	27832 N 110TH PLACE	SCOTTSDALE, AZ 85262
ERII-185	MICHAEL N. & MARY LEROY	27860 N. 110TH PLACE	SCOTTSDALE, AZ 85262
ERII-186	ED & SUSAN DEVINE	27888 N. 110TH PLACE	SCOTTSDALE, AZ 85262
ERII-187	MICHAEL & TERESA TA	1622 S. 4TH STREET	ALHAMBRA, CA 91803
PCJ-001	JOHN A. STOLLAR	27622 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-002	JANET SONDER	27640 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-003	DAVID JAMES PEAT	27591 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-004	VICTOR & PAMELA RIMES	27609 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-005	TERRYL CORLIS/C/O TELSTAR CONSTRUCTION CO.	8601 WASHINGTON NE #A	ALBUQUERQUE, NM 87113

Lot #	Name	Address 1	Address 2
PCJ-006	JAYSON HAM	27645 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-007	DAVID TOOKER & RON OLSON	27663 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-008	JEFFREY & JOANN KOVAN	5976 SEVILLE CIRCLE	ORCHARD LAKE, MI 48324
PCJ-009	RODOLFO TORRES & NANCY FEIST-TORRES	27699 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-010	RAY & CYNTHIA ADDINGTON	27717 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-011	GERALDINE LOPINTO & AIDA MADONIA	23 WOODACRES ROAD	BROOKVILLE, NY 11545
PCJ-012	JAMES WALEWANDER & ANN MEREDITH	10887 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
PCJ-013	LINDER ARMITAGE DEVELOPMENTS, INC	15100 MACLEOD TRAIL S.	CALGARY, ALBERTA T2X-1Z8
PCJ-014	DANIEL & JULIE VANDREW	812 S. WINCHESTER BLVD. #130-110	SAN JOSE, CA 95218-2925
PCJ-015	LISA BLACK	10833 N. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
PCJ-016	GARY C. CLEMENS	2101 SYCAMORE DRIVE	HARRISBURG, PA 17112
PCJ-017	ALAN S. UNSWORTH	10804 N. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
PCJ-018	KENNETH C. FRANCIS	2624 107TH AVENUE, NE	BELLEVUE, WA 98004-2036
PCJ-019	JANE M. DETRIE	10840 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
PCJ-020	MICHAEL & DEBORAH PUGLIA	420 W. ONTARIO STREET, #206	CHICAGO, IL 60610
PCJ-021	KEITH & JUDITH BRODHEAD	10876 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
PCJ-022	SUZANNE SWEENEY	10894 E. HEDGEHOG PLACE	SCOTTSDALE, AZ 85262
PCJ-023	ROBERT & SALLY WALLACE	27753 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-024	MARY ELLIS	27771 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-025	HAROLD & NOREEN COHEN	12432 SAN SEBASTIAN CT.	CARMARILLO, CA 93012
PCJ-026	CAROL TIMMEL	27807 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-027	ROBERT & NINA NUDEL	3034 S. 38TH STREET	PHOENIX, AZ 85040
PCJ-028	ALVIN L. BURKHALTER	27784 N. 108th WAY	SCOTTSDALE, AZ 85262
PCJ-029	GARY & PATRICIA NELSON	1140 GARDEN COURT	ORONO, MN 55364
PCJ-030	ADONIS & JANE BABINEAUX, JR.	27820 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-031	SCOTT PRICKETT	27838 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-032	MARK SIFFERT	27825 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-033	THOMAS & PENNIE HUTT	27843 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-034	LAUREN TILLMAN	27861 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-035	PAUL & PATRICIA BOCKS	27879 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-036	JOHN SCOTT POLLOCK	27897 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-037	JOHN LATIMER	1125 ST. MELLION DRIVE	PRESTO, PA 15142
PCJ-038	ROBERT J. SPITKOVSKY	27874 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-039	FRED BURKHARDT	27892 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-050	PHILIP MCDONOUGH & CHRISTOPHER KELLY	27915 N. 108TH WAY	SCOTTSDALE, AZ 85262
PCJ-051	JACK WILLIAM CLINTON	27933 N. 108TH WAY	SCOTTSDALE, AZ 85262

Lot #	Name	Address 1	Address 2
	DENNIS & NANCY BLOOSOM	1907 OVERBLUFF ROAD	SPOKANE, WA 99203
	KEN ANDERSON	27222 N. 111TH STREET	SCOTTSDALE, AZ 85255
	PICTURE PERFECT INC.	3232 W. THOMAS	PHOENIX, AZ 85017
RP	GRC REATTA PASS PROPERTY LLLP	3805 N. BROWN AVE.	SCOTTSDALE, AZ 85251
RP	GEORGE CAVALLIERE TRUST	27500 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
4 SEA	PR RESORT CLUB LLC	27300 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	DORTHY RODEN	1380 OLD ACADEMY RD.	FAIRFIELD, CT 06824
ROCKS	PRC PROPERTIES LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD8 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD9 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD7 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD1 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD2 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD3 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
ROCKS	EXCLUSIVE RESORTS SCD4 LLC	27400 N. ALMA SCHOOL PKWY.	SCOTTSDALE, AZ 85262
TE	HARRIST INVESTORS	11725 N. 83rd PLACE	SCOTTSDALE, AZ 85260
TE	TE DEVELOPMENT INC.	4136 N. 64TH STREET	SCOTTSDALE, AZ 85251
TE	MARS FAMILY TWO LLC	905 S. LOLA LANE, NO. 2	TEMPE, AZ 85281

CIELOHomes

Saturday, March 05, 2005

OWNER NAME:

ADDRESS:

RE: Quisana by Cielo Homes
Parcel "Q" at Troon North
(City of Scottsdale Case # 458-PA-03)

Dear Neighboring Property Owner:

Cielo Homes has purchased Parcel "Q" at Troon North and is currently in the process of attaining City of Scottsdale approval for the construction of a residential subdivision on this site. A proposed site plan for this 13-acre property, located at the northeast corner of Alma School Parkway and Pinnacle Vista Drive, has been attached for your review.

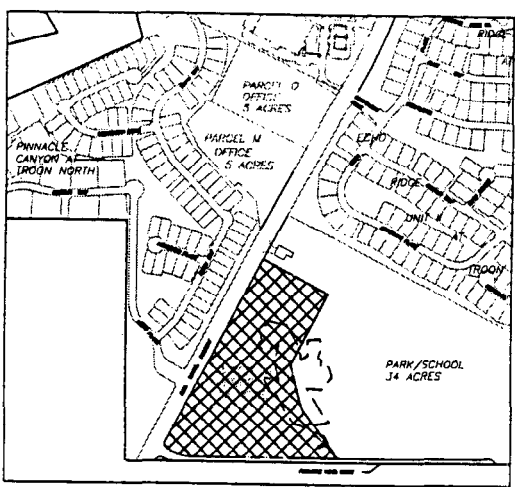
This parcel is currently zoned SR (Service Residential) and was originally planned to be used as a commercial/office site. However, instead of office buildings or the high density housing allowed under the S-R zoning, Cielo Homes has elected to build only 30 single-family homes. Application will be made to the City Council for approval for the subdivision site plan, and to the Development Review Board for specific design features.

Cielo Homes will present further details and information concerning this project at a **Community Open House which will be held on March 15th at the Troon North Clubhouse from 6:00 – 7:30 PM.** Public comment will be taken at this meeting. Additionally, your comments can be submitted directly to Al Ward at the City of Scottsdale (480-312-7067, award@scottsdaleaz.gov), or to Eric Gerster representing Cielo Homes (602-390-1107, egerster@pinnacleparadise.com). Further project information will also be available at www.scottsdaleaz.gov/projects/ProjectsInProgress.

Sincerely,
CIELO HOMES

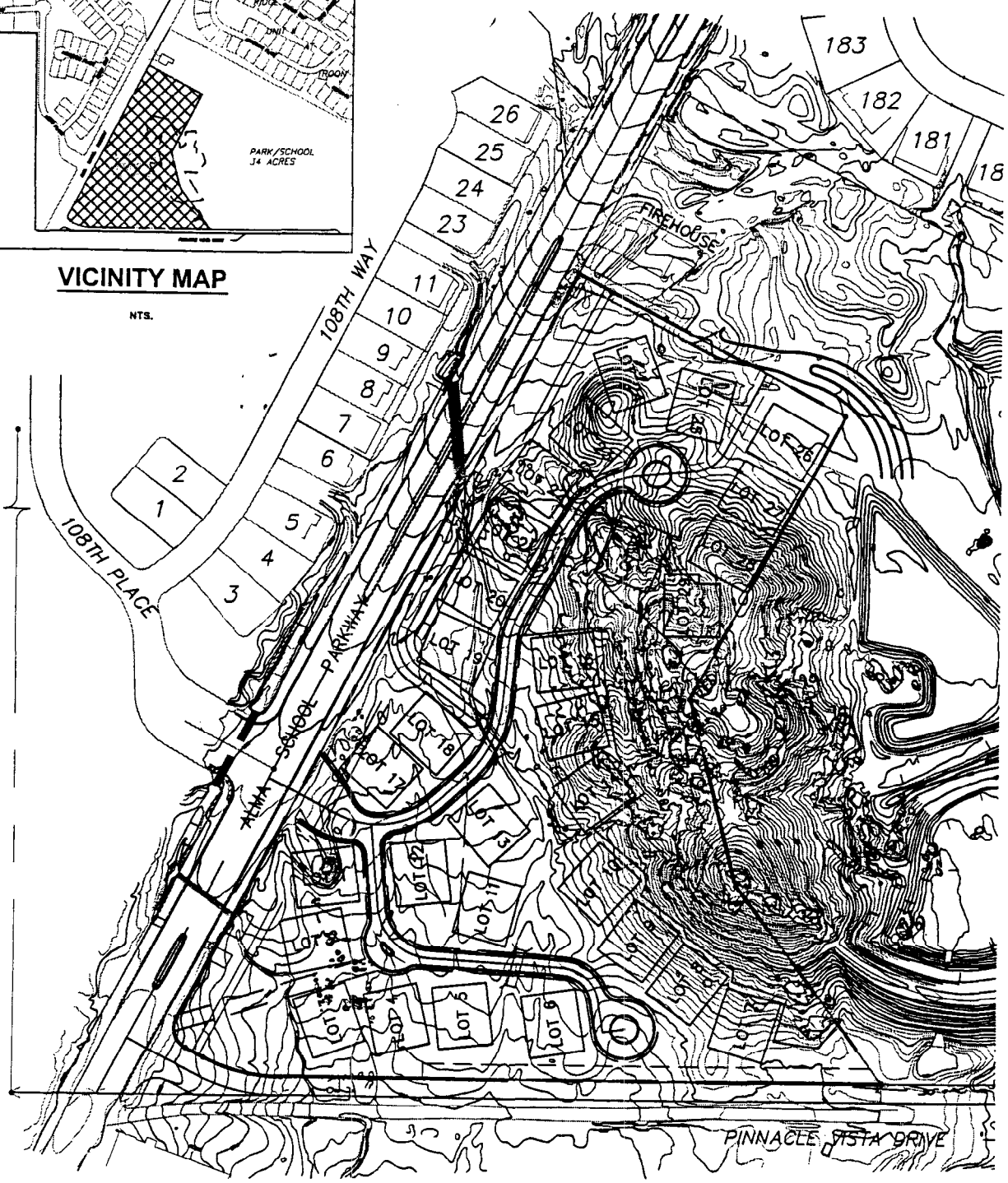
For Mark George

Quisana by Cielo Homes
 (Parcel "Q" @ Troon North)
 Case #458-PA-03



VICINITY MAP

NTS.



SOUTHWEST LAND CONSULTING, PC

P.O. Box 17201
 Fountain Hills, AZ 85269
 Ph: (602) 291-9288
 Fx: (480) 563-8221

DATE:
 3/2005

PROPOSED SITE PLAN

SCALE:
 NTS.

DRAWN BY:
 S.L.

CHECKED BY:
 S.L.

JOB NO.
 1001

Southwest Land Consulting does not warrant the accuracy of the information contained herein. The information is provided for informational purposes only and is not to be used for any other purpose. The information is provided as is, without any warranty, express or implied. The information is provided for informational purposes only and is not to be used for any other purpose. The information is provided as is, without any warranty, express or implied.

Friday, March 5, 2005

Mr. John Gordon, Superintendent
Cave Creek Unified School District 93
P.O. Box 426
Cave Creek, AZ 85311

Dear Sir:

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1., Administration and Procedures, Section 1.1500, Collaborative City and School Planning.

Please be advised that we are applying for a City Council site plan approval which utilizes the residential component of the City's SR (Service Residential) zoning. SR zoning is the "lightest" of all of the City's commercial zonings, and allows for either single-story offices or residential development. Although current zoning would allow residential development of nearly 90 units, we have elected to seek site plan approval of a plan that would include only 30 single-family residences.

Enclosed please find a location map and site plan, as well as the Determination Form required by the City per the above-referenced Ordinance. I would like to schedule a meeting with you to discuss our site plan proposal. I can be reached at 602-390-1107.

Sincerely,

Eric J. Gerster
Phone: 602-390-1107
FAX: 480-585-0643
E-mail: egerster@pinnacleparadise.com

AFFIDAVIT OF NOTIFICATION

PROJECT NAME: Quisana by Cielo Homes (Parcel "Q" at Troon North)
C.O.S. CASE #: 458-PA-03
LOCATION: NE Corner of Alma School Parkway and Pinnacle Vista Road
APPLICANT: Eric Gerster (Terrevolution, L.L.C.)

Applicant hereby confirms that letters were sent by First Class Mail to all property owners within a 750' radius of the subject property (Quisana by Cielo Homes) on March 5, 2005. A list of addressees is attached hereto as Exhibit "A" and by reference incorporated herein. In addition, notification was made by phone, electronic mail or in person to the Troon North Association, The Rocks, and The Four Seasons at Troon North.

Notification included a project summary, site plan, and an invitation to an open house to be held at the Troon North Clubhouse on March 15th, 2005, from 6:00 to 7:30 PM.


Applicant Signature

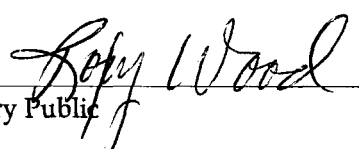
3/23/05
Date

Acknowledged before me this 23rd day of March 2005.

My Commission Expires:

Aug. 2, 2007




Notary Public

Eric Gerster

From: Scott Prickett [scott@mittelstaedt.com]
Sent: Wednesday, March 09, 2005 7:15 AM
To: award@scottsdaleaz.gov
Cc: Eric Gerster
Subject: 458-PA-03, Quisana by Cielo Homes

Al,

I live in Pinnacle Canyon Las Ventanas. I received a letter yesterday with notification of the community open house, which I plan to attend. Please put me on the contact list for information/future action regarding this project.

It looks to me like there are at least 7 lots (14,15,16, 27,28,29,& 30) which need to be pulled off the rocky hillside. 2 more (23 & 24) need to be moved off the hill out front. A denser approach, ala the Village at DC Ranch, will be a better solution here, more in keeping with the *historic* Reatta Pass character. What is the opinion of the planning department?

Scott Prickett
27838 North 108th Way
Scottsdale, AZ 85262
480.419.1448

3/9/2005

Eric Gerster

From: Blake Zandbergen [golflyer@hotmail.com]
Sent: Thursday, March 10, 2005 11:57 AM
To: award@scottsdaleaz.gov
Cc: Eric Gerster
Subject: Parcel Q at Troon North

Dear Mr. Ward,

I live in Echo Ridge in Troon North and have received a letter from Cielo Homes about their desire to build homes in parcel "q" here (case #458-PA-03). I believe I'm in lot 177 in Echo Ridge and my back view is to that property. I have a few concerns I hope will be answered at the meeting here on 15 March, and I'm hoping if I get them to you now it will help.

First, I'm curious about the park or school plans for the adjoining city property. They've done a lot of work on the wash through there (I'm still looking at concrete pipe sections) and I've never understood how a park or school would fit there. Is there a draft of options for the use of that land and how would it be affected by this new construction by Cielo.

Second, I'm obviously worried about losing my view of Pinnacle Peak and the beautiful rocky desert hill that seems to be right in the middle of the cul-de-sac for lots 23 to 30 on the proposal. If homes are constructed on the hill there, many of us paying for premium views lots here on East Hedgehog Place will lose our view. It will also ruin a beautiful terrain feature for us and any park or school constructed here. If they plan on moving a lot of earth to build it will also destroy the feature.

Lastly, we've already had many concerns here about noise from both Reatta Pass and Greasewood Flat. I enjoy both of these establishments, and although the sounds are loud some weekends, I'd hate to see anything happen to them. If homes are constructed here, which is much closer to these businesses, I only see a further threat to these icons. There will undoubtedly be noise complaints. If the property is kept for commercial use I don't see this problem because the music is in the evening and weekends.

I've had concerns about the use of the property behind my home since moving here. It's beautiful and full of wildlife. I've been very pleased with how the fire station was handled and been satisfied with the wash construction. I hope there is a plan for a park or school and it can be shown to work in concert with any use of parcel "q". I appreciate your looking out for the interests of the area residents and businesses and hope you take all these views into consideration as far as the development of these parcels.

Thanks,
Blake Zandbergen
11093 E Hedgehog Pl
Scottsdale, AZ 85262

Eric Gerster

From: Sonoran@aol.com
Sent: Friday, March 11, 2005 8:13 AM
To: Eric Gerster
Cc: Lwhitehead@cox.net
Subject: Re: Future Development plans for Troon North

Eric:

You will be holding a neighborhood meeting this Tuesday. One of us will probably attend and we can then discuss if a meeting, as you proposed, is appropriate. Assumedly, you will have enough information at the neighborhood meeting so we can get a good idea of what you have in mind.

Bob

3/11/2005

.. Eric Gerster

From: George Romanowski [gmroman@cox.net]
Sent: Monday, March 14, 2005 5:31 PM
To: Eric Gerster
Cc: award@scottsdaleaz.gov
Subject: Parcel "Q" at Troon North

Eric Gerster

I received your letter regarding the proposed building of 30 single family homes at the northeast corner of Alma School Parkway and Pinnacle Vista Drive.

I live in the Echo Ridge II sub division in close proximity to Parcel "Q".

I welcome the construction of homes in this area and wish you good luck.

Sincerely,

George Romanowski
11096 East Hedgehog Place

gmroman@cox.net

3/14/2005

Eric Gerster

From: Ward, Al [award@scottsdaleaz.gov]
Sent: Tuesday, March 15, 2005 2:55 PM
To: Eric Gerster; Hadder, Don
Subject: Pcl Q.

Eric,

I received a call from an upset neighbor in Lot 11 west of Alma School saying the development would ruin her view. She was promised when buying her lot that the rocks on Pcl Q. would never be developed. I told her that the hill top will be maintained as COS, but she said she and her neighbors would never agree to the development. she'll send me a fax stating same. Will advise when it arrives. FYI.

Al

Eric Gerster

From: Scott Lorentzen [slorentzen71@cox.net]
Sent: Wednesday, March 16, 2005 11:22 AM
To: Eric Gerster
Cc: 'Mark George'
Subject: Concerned Citizen? *Echo Ridge Lot 167*

Eric,

I received a call from an owner in Echo Ridge about Quisana. She is in the process of building a new house and I got the impression that she was using this subdivision as a gauge for how much her house would sell for in Echo Ridge? I do not see her being a problem with the development of this site as she seemed very impressed with the product that will be constructed. Her name is Cheryl Clarkin and she did not tell me her address (11140 East Hedgehog Place, from the County Assessors Maps, the beauty of technology) but she can be reached at 480-473-8507 (home), 480-251-0905 (cell). If you have any questions let me know.

Thanks,

Scott Lorentzen, P.E.
Southwest Land Consulting, P.C.
P.O. Box 17201
Fountain Hills, AZ 85269-7201
Cell: (602) 291-9288
Fax: (480) 563-8221
slorentzen71@cox.net

3/16/2005

Notes by Eric Gerster

Noting phone conversations and other contacts made with adjacent property owners.

Received a voice mail message from August Sansone – Echo Ridge Lot 171, who resides in Illinois. His questions regarded the size and price range of the homes that Cielo Homes would be marketing. I returned his call March 16th, and left a message to answer his questions.

Received a voice mail message from Mark Siffert – Pinnacle Canyon Las Ventanas, Lot 32, 27825 N. 108th Way, questioning the sizes of the homes which would be built and the pricing and time of construction. Returned his call and spoke to Mr. Siffert on the evening of March 16th and answered his questions. At the end of the conversation he remarked that he thought the project would be good for property values and the neighborhood.

Left phone message with Steve Rosen, General Manager of The Rocks, the fractional ownership property across the street from Parcel Q. He returned my call and we spoke about the details of the project. He liked what we had planned, but wanted to discuss it with his property owners. I forwarded him a site plan and a brief description of the project, and he told me he would get back to me with any comments they might have.

Called and left a message with Tom Kelly, General Manager of the Four Seasons resort describing our project and the purpose of my call. My message was not returned.

Sent letters describing the Parcel Q project to both the partnership and trust owned or operated by the Cavalliere family. I received no response.

Al Ward phoned and left a message that he received a call from a Klaus Liedtke in Echo Ridge (Lot 181) to the north of Parcel Q. Mr. Liedtke expressed concern that building on proposed lots 26,27, and 28 will obscure his view of the hillside to the south of his property.

Eric Gerster

From: Ward, Al [award@scottsdaleaz.gov]
Sent: Sunday, March 20, 2005 8:35 AM
To: Eric Gerster
Subject: FW: Quisana by Cielo Homes 458-PA-03, Pcl. Q.

Erik,
FYI
Al

-----Original Message-----

From: Ward, Al
Sent: Sunday, March 20, 2005 8:32 AM
To: 'Sonoran@aol.com'; Hadder, Don
Subject: RE: Quisana by Cielo Homes 458-PA-03, Pcl. Q.

Bob,
Hello, thank you for your questions on this pre-application. I hope to clarify the matter of how this project is being reviewed with the following information. Also, Don Hadder will be able provide additional background information upon his return from vacation.

Section 6.1023 of the Zoning Ordinance provides that an applicant may elect to develop under the former Hillside Ordinance, where development approvals were granted to the project prior to Feb. 1991, the time the ESL provisions come into effect. Where this occurs, they may choose to develop according to the original Hillside District regulations and development standards in effect at the time the development approval was given. Development approval is stated in the Ordinance to apply to approvals granted for among other things, a rezoning application. The 13 ac. Pcl. Q was approved as part of the Troon North master planned community zoning case with S-R (Service Residential) District zoning in the 1980's prior to adoption of ESLO. A stipulation of the Troon master plan requires commercial sites to return to Council for site plan review and approval. Since the S-R District permits professional office and service use the commercial requirement applies, although the proposed development is for residential purposes which is also permitted in the district.

Section 6.1024 of the Ordinance also provides that although these previously approved development projects may elect to develop under the original Hillside Ordinance and approved development standards, the intent of the regulation is that the projects be brought into compliance with the ESL regulations as closely as possible without creating undue hardship on the owner. Staff will incorporate these requirements into the review of the case.

Al Ward
Senior Planner

-----Original Message-----

From: Sonoran@aol.com [mailto:Sonoran@aol.com]
Sent: Wednesday, March 16, 2005 10:12 AM
To: award@scottsdaleaz.gov
Subject: Quisana by Cielo Homes 458-PA-03

Alan:

We met with the developer Mark George and Troon North representative Eric Gerster at a neighborhood outreach meeting last evening. We were told that they will rely on site plan conditions that were approved some time ago under the Hillside Conservation ordinance and would not be bound by the current ESLO requirements for a new site plan to be submitted later this month.

Question: Has the city confirmed this premise to the developer? If so, please explain why. If it was confirmed in writing we would like a copy of whatever documentation was created for this purpose and, if so, please fax it to 585-4562.

To fully evaluate the project, it will be necessary to understand the basis and process for the new site plan that

3/21/2005

will be ultimately submitted to the CC for approval.

Thank you for your help.

Bob Vairo, President
Coalition of Pinnacle Peak, Inc.

Parcel "Q" at Troon North
City of Scottsdale Case # 458-PA-03
Neighborhood Open House

March 15, 2005

Name	Address	Phone #
1 BOB & INGE VAINO	10040 E. HAWAII VILLEY RD., SCOTTSDALE, AZ	
Comments:		
2 HOWARD & GLORIA YARLING	11213 E WHITE THORN DR.	(480) 502-5341
Comments:		
3 MICHAEL & JILL ANDERSON	10841 E. BAJADA RD	480-419-5991
Comments:		
4 KLAUS LIEDTKE	11061 E. HEDGEHOG PL SCOTTSDALE, AZ	LOT 181 EIGHTH RIDGE
Comments:		
TOO MUCH AND TOO DENSE! SIGHT LINES NOT CLEAR!		

Parcel "Q" at Troon North
 City of Scottsdale Case # 458-PA-03
 Neighborhood Open House

March 15, 2005

Name	Address	Phone #
5 Blake Zandbergen	11093 E HENDERSON PL	480-419-3491
Comments:	How's the back garage to fit in next to it?	
6 MICHAEL POLANSKY	11157 S. HATEDGEWICK PI	480-227-9363
Comments:	BACKGROUND - PRE-SALES?	
7 Vic Rimes	27609 N 10TH WAY	
	50077 DACE AZ FS262	-473-3106
Comments:		
8 Mance Foran	11069 E. HENDERSON	480-734-1090
Comments:	SCOTTDALE, AZ 85262	
	PRE-SALES WHEN WOULD THIS HAPPEN?	

Parcel "Q" at Troon North
 City of Scottsdale Case # 458-PA-03
 Neighborhood Open House
 March 15, 2005

	Name	Address	Phone #
9	Row Stones	11085 E. Hedgehog Pl, Scottsdale	85262 (480) 214-5733
	Addie Barnes		
10	Elaine Madde	11137 E. Hedgehog Place	Scottsdale (480) 5028573
	Comments:		
11	KEN ANDERSON	27222 N. 111TH ST.	480 540-8926 cell.
	Comments:		
12	Scott Pricke	27838 N. 108th Way	480 4191448
	Comments:	CREATE HIGHER DENSITY AT LOWER ELEVATIONS. TAKE HOMES OFF THE ROCKY HILL.	

Parcel "Q" at Troon North
City of Scottsdale Case # 458-PA-03
Neighborhood Open House
March 15, 2005

	Name	Address	Phone #
13	Jon Stunt	905 S. Lolo Lane #2	480-797-1200
	Comments:	Temp. At 35201	
14			
	Comments:		
15			
	Comments:		
16			
	Comments:		

PUBLIC INPUT SUMMARY

A summarization of comments, issues concerns and problems noted during the public process for:

QUISANA BY CIELO HOMES
(PARCEL "Q" AT TROON NORTH)
CASE #: 459-PA-03

Summary:

The comments (as attached) can be summarized into the following topics:

1. Move homes off hillside
2. Increase the density.
 - A. Protect the historic character/architecture of Reatta Pass/Greasewood
3. Decrease the density.
4. Ensure correct fit and incorporation with future park site
5. Preserve desert and desert views
6. Make future buyers aware of Reatta Pass music/noise
 - A. Assure continued operation of these businesses
7. Will price/size/quality of new homes be a good fit in the current area market?
8. Isn't property commercial/Can homes be built?
9. Should property conform to Hillside Ordinance or ESLO?
10. When will construction start and pre-sales begin?

Mitigation:

These issues are under consideration, and the developers comments and mitigation are further detailed as follows:

Hillside Construction:

This property is part of the Troon North masterplan, and as such falls under the guidelines and stipulations of that zoning case. (The most recent rezoning was case 43-ZN-94.) After the creation of the Environmentally Sensitive Lands Ordinance, the developers of Troon North were given the option of continuing under the grandfathered Hillside Ordinance, which they did. All subsequent and recent developments within Troon North have followed the Hillside Ordinance.

This specific project, like others in Troon North will ask for a final adjustment of the Hillside Conservation Area and the site plan approval of homes around the base of this preserved area. After two field walks with members of City staff, we have used our best efforts to preserve those areas of the hill that are still in their natural state. We will also try to keep the roof peaks below the top of the hillside through the use of careful lot layout. However, this does not mean that the majority of the hillside will not become an amenity for those who will live adjacent to it, and that large portions of the hillside will be obscured by the homes built around it. However, those living to the north in Echo Ridge will still see the natural portion of the hill that remains within a City park site, and those to the west will see a large portion of the hillside because of the steepness of the slopes.

Density:

Cielo Homes, the current owner of this parcel, has worked diligently to make the density of the project as low as possible while still trying to achieve fair use of the property. While the current Service-Residential zoning allows for a density of about 90 units, it did not make sense to develop this property (considering the terrain restrictions) at anything greater than about 60 units. This would have required a multi-family community which would have been incompatible with the surrounding subdivisions. Therefore, in an attempt to interpret and accommodate the needs of the neighborhood, initial development looked at town homes or duplexes (of approximately 40 units) which would maximize the units per acre while still fitting in with adjacent developments such as the Four Seasons Resort and The Rocks.

When Cielo Homes purchased the property, the project emphasis was changed to a community of single-family homes more in line with the Troon North communities of Echo Ridge and Pinnacle Canyon Las Ventanas. As a result, the current site plan limits the number of homes to only 30 units on a net acreage (not including an extensive Hillside Conservation area) of just over eleven acres (2.64 d.u./acre). If built as designed, Quisana will be less dense than the two neighboring subdivisions within Troon North. (Echo Ridge, to the north, is 3.02 d.u./acre, and Pinnacle Canyon Las Ventanas is 3.03 d.u./acre.)

Cielo Homes has worked diligently to create a subdivision that fit within its neighborhood and matched the densities to the surrounding properties. Most of this work took place prior to public open house, and as such is not immediately obvious to the neighbors. We believe that the subdivision, as designed represents the density that fits best for the terrain and the neighborhood.

Surrounding Businesses:

The surrounding businesses are so close that they will be readily apparent to buyers. Additionally, these homes will be build-to-suits, and potential owners will make several trips to the property in order to plan the floor plans of their new homes. At no time will Cielo Homes attempt to hide the activities or presence of these businesses from its buyers. The continuing operation of these businesses will be left to the City of Scottsdale.

We do not believe that the historical significance of the architecture is an issue since building on the site follows design styles concurrent with the date of construction and runs the gamut from 1940 to 1990. Also, this issue was not a concern for the DR approvals of The Four Seasons, The Rocks, or the Rural Metro Fire Station.

Park Site Compatibility:

We have worked closely with Gary Meyer of the City's Parks Department to make sure that the location of the homes is compatible with the future park entry drive and open space areas. We have also discussed the addition of a widened entry for landscaping and monument location.

Preservation:

A wash which runs through the property will be preserved in its natural state except for a section of about 400 feet. A scenic buffer of 1,060 feet runs along the west side of the property along Alma School Parkway that has an average width of 40 feet.

Price/Construction:

Residents were informed of the projected size and costs of the future homes. Three sizes will be offered; 2700, 3000 and 3300 square feet. Prices will start somewhere around \$800,000.00. Without significant delays in the approval process, subdivision construction should begin in the late fall of 2005. Prices are significantly higher than re-sales within the adjacent neighborhoods, but niche nicely between those homes and the more expensive custom homes.

Zoning:

The property is zoned S-R (H.D./H.C.). While normally seen as a commercial zoning, S-R does have a residential component. It is interesting to note that a commercial site with a FAR of .25 (as required by Zoning Case 43-ZN-94) would build a total square footage of 123,542 square feet. By comparison, if all 30 of the homes in this preliminary site plan were built at the largest size (3,300 square feet), the total square footage would be only 99,000 square feet. The trip generation study prepared for this project indicates that a residential use of this property dramatically decreases the amount of traffic compared to a likely commercial density.

McClay, Doris

From: Ward, Al
Sent: Tuesday, March 15, 2005 7:46 AM
To: 'George Romanowski'; McClay, Doris
Subject: RE: Parcel "Q" at Troon North

Mr.. Romanowski,
Thank you for your e-mail. A copy of this will be placed in the file.
Al Ward
Planner

-----Original Message-----

From: George Romanowski [mailto:gmroman@cox.net]
Sent: Monday, March 14, 2005 5:33 PM
To: award@scottsdaleaz.gov
Subject: Fw: Parcel "Q" at Troon North

----- Original Message -----

From: George Romanowski
To: egerster@pinnacleparadise.com
Cc: award@scottsdaleaz.gov
Sent: Monday, March 14, 2005 5:31 PM
Subject: Parcel "Q" at Troon North

Eric Gerster

I received your letter regarding the proposed building of 30 single family homes at the northeast corner of Alma School Parkway and Pinnacle Vista Drive.

I live in the Echo Ridge II sub division in close proximity to Parcel "Q".

I welcome the construction of homes in this area and wish you good luck.

Sincerely,

George Romanowski
11096 East Hedgehog Place

gmroman@cox.net

04/05/2005

6-20-05

27771 N. 108th Way
Scottsdale, AZ 85262
April 11, 2005

Al Ward , Senior Planner
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

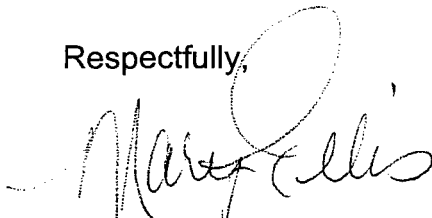
Mr. Ward:

I am vehemently opposed to the proposed development of Quisana by Cielo Homes in parcel 'Q' at Troon North (City of Scottsdale Case # 458-PA-03).

When I purchased my home in Pinnacle Canyon, a significant factor to my decision was the plan for the northeast corner of Alma School Parkway and Pinnacle Vista Drive to become a public park. This beautiful, unique land makes north Scottsdale exceptionally desirable. When the City does not honor its word, purchasing property there becomes riskier and is no longer a valuable investment.

I urge you to preserve this area as was previously committed. The City's future lies in the property values of every citizen.

Respectfully,



Mary Ellis

C: Eric Gerster, Cielo Homes

McClay, Doris

From: Ward, Al
Sent: Tuesday, April 12, 2005 8:43 AM
To: McClay, Doris
Subject: FW: Quisana Parcel "Q" at Troon North

Doris, Please place a copy in the case folder.

-----Original Message-----

From: Eric Gerster [mailto:egerster@pinnacleparadise.com]
Sent: Monday, April 11, 2005 6:55 PM
To: Mary Ellis
Cc: award@scottsdaleaz.gov
Subject: RE: Quisana Parcel "Q" at Troon North

Dear Ms. Ellis:

I can understand your frustration at having new construction occur so close to your home, especially when you thought that the property in question would be preserved or developed as a park site.

I feel, however, that some of your information may be somewhat inaccurate. There are two separate parcels of land across Alma School from your home. One is a City of Scottsdale future park site, and the other is a light commercial (service-residential) property which has gone by the name of Parcel "Q". Both sites were part of the original masterplan zoning approved by the City of Scottsdale in March of 1986, and they have always remained a part of our masterplan through all subsequent rezonings. (For reference, the north/south boundary line between these two properties splits the parking lot driveway for the existing fire station.) Parcel "Q" has always been at the southern boundary of Troon North in order to provide a less intense, commercial buffer between the Reatta Pass Steakhouse property and the Troon North residences.

Your home, on Lot 24 of Pinnacle Canyon Las Ventanas, is just to the north of Parcel "Q's" northern property line. Although you would see some construction from your back yard, it would be to the south, and not directly across the street. New construction closest to your home would be mitigated by the landscaping and revegetation of the old Alma School right-of-way just to the south of the fire station.

My records of the community open house held for this project indicate that you did not attend (although I believe that not everyone signed the attendance sheets). If you would like, I could meet with you to show you our context aerials for the site to help you better understand our plans. I have an office at the corner of Dynamite and Alma School, and I can be reached at 602-390-1107.

Sincerely,

Eric Gerster

-----Original Message-----

From: Mary Ellis [mailto:mary_ellis@choicehotels.com]
Sent: Monday, April 11, 2005 4:52 PM
To: Eric Gerster
Subject: Quisana Parcel "Q" at Troon North

Mr. Gerster:

Attached is a copy of my feedback to Al Ward regarding Cielo Homes' project Quisana.

Mary Ellis

04/12/2005

Bob,

We're looking into what the hand written note is all about. I am not aware of any thing changing in this case. In my e-mail I noted;

"Section 6.1024 of the Ordinance also provides that although these previously approved development projects may elect to develop under the original Hillside Ordinance and approved development standards, the intent of the regulation is that the projects be brought into compliance with the ESL regulations as closely as possible without creating undue hardship on the owner.

Staff will incorporate these requirements into the review of the case."

I think that although an eligible property may develop under the Hillside Ordinance, it is certainly encouraged to conform to the latest version of ESLO wherever possible and to the extent that is possible, or as the Ordinance says "as closely as reasonably possible without creating an undue hardship on the owner." In other words, the applicant is strongly encouraged but not forced, to comply with ESLO because the project is exempted and previously approved to develop under the Hillside Ordinance. Hope this explanation helps you. If Don Hadder has any further information, perhaps he will advise.

I'll advise if I find anything out about the fax you mentioned.

Thank you for your inquiry,

Al Ward

-----Original Message-----

From: Sonoran@aol.com [mailto:Sonoran@aol.com]

Sent: Monday, April 18, 2005 11:57 AM

To: award@scottsdaleaz.gov

Subject: Quisana by Cielo Homes 458-PA-03

Alan:

Please refer to your email of 3/23/05. I just got a copy of a one page, handwritten, One Stop Shop form that, among other things, says "The proposed site plan will follow the existing Hillside Ordinance requirements and conditions, and the developer will not elect to convert to the Environmental Sensitive Land Ordinance." It's not signed and it was faxed to me without any indication of who sent it along.

The statement conflicts with the last paragraph of your email: My question is whether or not anything has changed? I also wondered if you had even seen the form and statement cited above.

Bob Vairo

Bob,

Hello, thank you for your questions on this pre-application. I hope to clarify the matter of how this project is being reviewed with the following information. Also, Don Hadder will be able provide additional background information upon his return from vacation.

Section 6.1023 of the Zoning Ordinance provides that an applicant may elect to develop under the former Hillside Ordinance, where development approvals were granted to the project prior to Feb. 1991, the time the ESL provisions come into effect. Where this occurs, they may choose

to developed according to the original Hillside District regulations and development standards in effect at the time the development approval was given. Development approval is stated in the Ordinance to apply to approvals granted for among other things, a rezoning application. The 13 ac. Pcl. Q was approved as part of the Troon North master planned community zoning case with S-R (Service Residential) District zoning in the 1980's prior to adoption of ESLO. A stipulation of the Troon master plan requires commercial sites to return to Council for site plan review and approval. Since the S-R District permits professional office and service use the commercial requirement applies, although the proposed development is for residential purposes which is also permitted in the district.

Section 6.1024 of the Ordinance also provides that although these previously approved development projects may elect to develop under the original Hillside Ordinance and approved development standards, the intent of the regulation is that the projects be brought into compliance with the ESL regulations as closely as possible without creating undue hardship on the owner. Staff will incorporate these requirements into the review of the case.

Al Ward
Senior Planner

-----Original Message-----

From: Sonoran@aol.com [mailto:Sonoran@aol.com]
Sent: Wednesday, March 16, 2005 10:12 AM
To: award@scottsdaleaz.gov
Subject: Quisana by Cielo Homes 458-PA-03

Alan:

We met with the developer Mark George and Troon North representative Eric Gerster at a neighborhood outreach meeting last evening. We were told that they will rely on site plan conditions that were approved some time ago under the Hillside Conservation ordinance and would not be bound by the current ESLO requirements for a new site plan to be submitted later this month.

Question: Has the city confirmed this premise to the developer? If so, please explain why. If it was confirmed in writing we would like a copy of whatever documentation was created for this purpose and, if so, please fax it to 585-4562.

To fully evaluate the project, it will be necessary to understand the basis and process for the new site plan that will be ultimately submitted to the CC for approval.

Thank you for your help.

Bob Vairo, President

Coalition of Pinnacle Peak, Inc.

McClay, Doris

From: Ward, Al
Sent: Wednesday, April 27, 2005 10:53 AM
To: McClay, Doris
Subject: FW: Quisana by Cielo Homes 459-PA-03

Please place in the 6-ZN-2005 case folder.

-----Original Message-----

From: KLAUSLIEDTKE [mailto:klausliedtke@email.msn.com]
Sent: Wednesday, April 27, 2005 10:49 AM
To: award@scottsdaleaz.gov
Subject: Re: Quisana by Cielo Homes 459-PA-03

Alan,

As you know from our previous conversation I am very concerned about the preservation of sightlines to the hill south of Echo Ridge and west of Alma School Road. It is a major feature in the proposed future park in Troon North.

After reviewing the developer's Public Input Summary my concerns are even stronger. In this report the developer states, in part, in the "Hillside Construction" paragraph ... "we have used our best efforts to preserve those areas of the hill that are still in their natural state. We will also try to keep the roof peaks below the top of the hillside through use of careful lot layout....However, those living to the north in Echo Ridge will see a large portion of the hill that remains within the City park site, and those to the west will see a large portion of the hillside because of the steepness of the slopes".

In other words, one half of the hill will be cut away to accommodate building on Lots 25,26,27,28,29,30 and only part of the remaining half of the hilltop will be visible from the west. Not only will the neighbors' desert views from the north and west be severely restricted, but also a main amenity of the future park will be adversely impacted. This is a far different approach than was stated in the initial public briefing; namely, that the top of the hill would be visible and computer generated sight lines would be made available for review and assurance.

Based on the information to date, it is difficult to see how the project will comply with the precedent taking ESLO provisions or the predecessor Hillside Ordinance. Should you have any information to ease my concerns, please let me know.

Thank you for your help.

Klaus Liedtke
11061 E. Hedgehog Place

04/27/2005

McClay, Doris

From: Ward, Al
Sent: Monday, May 16, 2005 11:42 AM
To: 'Mary Ellis'; McClay, Doris
Subject: RE: Troon North Parcel "Q" - Case #458-PA-03

Mary,
Thank your for your comments on this case. A copy of these will be placed in the case folder of this file.
Al Ward

-----Original Message-----

From: Mary Ellis [mailto:mary_ellis@choicehotels.com]
Sent: Monday, May 16, 2005 11:29 AM
To: award@scottsdaleaz.gov
Cc: egerster@pinnacleparadise.com
Subject: Troon North Parcel "Q" - Case #458-PA-03

Mr. Al Ward:

Thank you for returning my phone call so quickly.

As we discussed, the following is my concern with the development of Troon North Parcel "Q":

DECLINING HOME VALUES

The development of this parcel will have a direct, negative impact on the values of the homes in Pinnacle Canyon located along Alma School Parkway. We homeowners chose to live here and made significant investments in our homes due to the value of the existing, unspoiled vistas adjacent to and in line with Parcel "Q". These views directly contribute to the values of these homes, balancing the negative affects of the street noise, and the fire station and communications tower. Developing Parcel "Q" will remove the direct view of the rocky, saguaro laced ridge and will obscure Troon Mountain. This eliminates the only reason to invest in Scottsdale land prices and Pinnacle Canyon and Troon North fees for these homes. Understanding this, all but three of the original homeowners have sold their homes or are in the process of doing so.

SOLUTION

The solution I urge the City to pursue is for the City of Scottsdale to **purchase Parcel "Q"** from the current owner **and annex the land to the planned park** adjacent to it. As you know, the City continually purchases land to preserve the beauty of the area in acknowledgement of the unique and *irreplaceable* qualities of Scottsdale. There is ample land north and east of this parcel that could be alternatively developed with town homes of equal value without directly degrading the investment of other homeowners and congesting the Troon North area. This would be the **highest and best use** for that parcel of land!

Please demonstrate the City's respect for homeowners and the land by choosing this solution which allow both types of investors in this matter to succeed.

Thank you for your attention to this matter and my interest in it.

Mary Ellis

05/16/2005

27771 N. 108th Way
Scottsdale, AZ 85262
480-575-5693

May 11, 2005

Mr. Mark E. George
Cielo Homes
5111 E. Butler Dr.
Paradise Valley, AZ
85253

RE: Quisana by Cielo Homes (Parcel Q at Troon North) – Case # 459-PA-03

Dear Mr. George:

We recently attended the open house communication session where you and Mr. Gerster shared with our fellow Echo Ridge residents the plans you have for developing the land immediately south of our home. In fact, our home looks directly over the wash (that is adjacent to the fire station) to the hillside that forms the boundary between your property and the planned City park.

Given that we could have had some sort of commercial plaza at that corner, we fully support the creation of the proposed single-family community. We believe that your plans fit in beautifully with the natural desert surroundings and that the very low density is to our benefit – both in that it will leave a portion of the hillside open and remain very sensitive to the existing desert-scape. Further we think that the design compliments the near-by communities and will do nothing but enhance the quality and price level of existing homes.

We wish you tremendous success with this development.

Yours truly,

Michael and Susann Poggioli
11159 E. Hedgehog Place
Scottsdale, AZ 85262
(480) 699 2770

6-20-05

Ward, Al

From: KLAUSLIEDTKE [klausliedtke@email.msn.com]
Sent: Friday, June 03, 2005 11:31 AM
To: award@scottsdaleaz.gov
Subject: Troon North Parcel Q

Al,

I can't tell you how disappointed I am in the lack of support for an entirely workable compromise with the developer and one that would contribute to a more integrated approach to development in the Troon North area. Therefore, I need to reiterate my concerns.

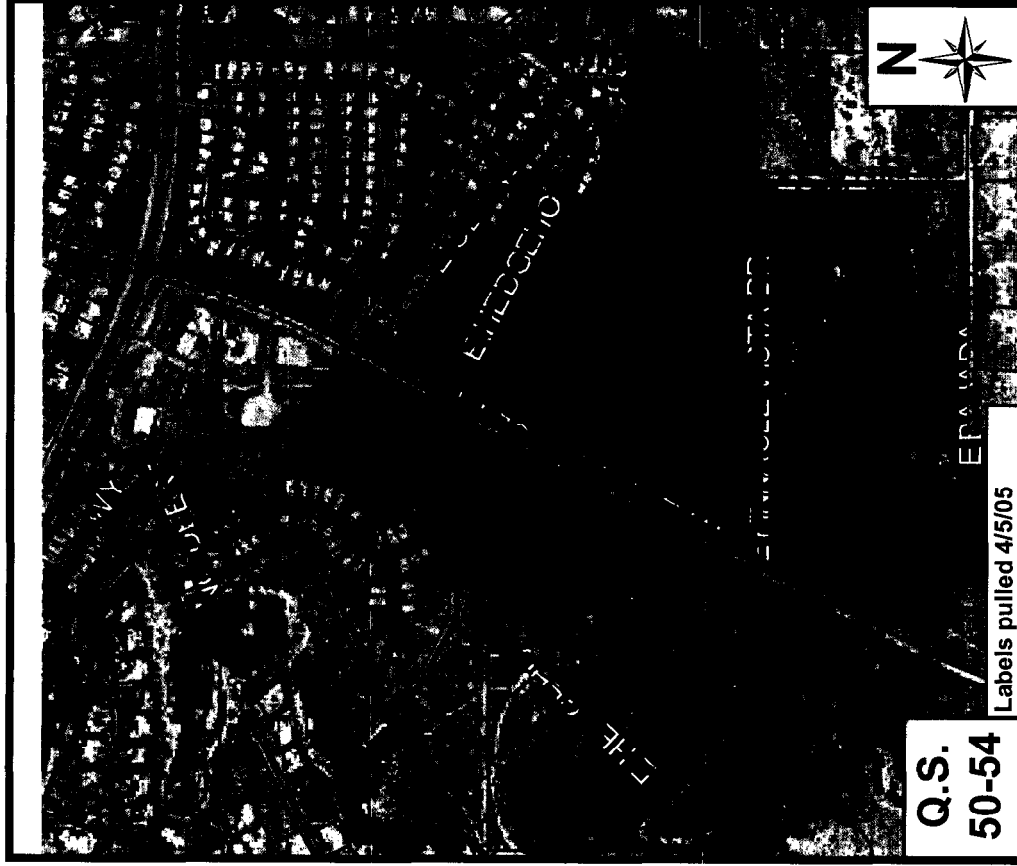
1. The proposed HC line in the revised plan as opposed to the existing HC line makes it EASIER for the development to carve into the hillside to accommodate construction of unit 29 and therefore location of units 28, 27, and 26. These are the very units that create the sightline/view problems for Echo Ridge.
2. By allowing the departure from the original HC line it brings the future park entrance very close to the proposed new development and forces it to bend toward Echo Ridge. I'm sure that the new occupants will complain and request a relocation of the entrance to the detriment of Echo Ridge.

The overall result is that it unnecessarily adds to the trend of current residents being disadvantaged. First the delay in construction of the park, then the impacts from the location of the Fire Station followed by its unsightly communication's tower, and now obstruction of views and a park entrance that will create additional future problems. Please take another look at this.

Klaus

06/03/2005

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Desert Property Owners Association
- Parcel W at Troon North Homeowners Association
- Pinnacle Canyon Homeowners Association
- Pinnacle Canyon Las Ventanas at Troon North
- Troon North Association

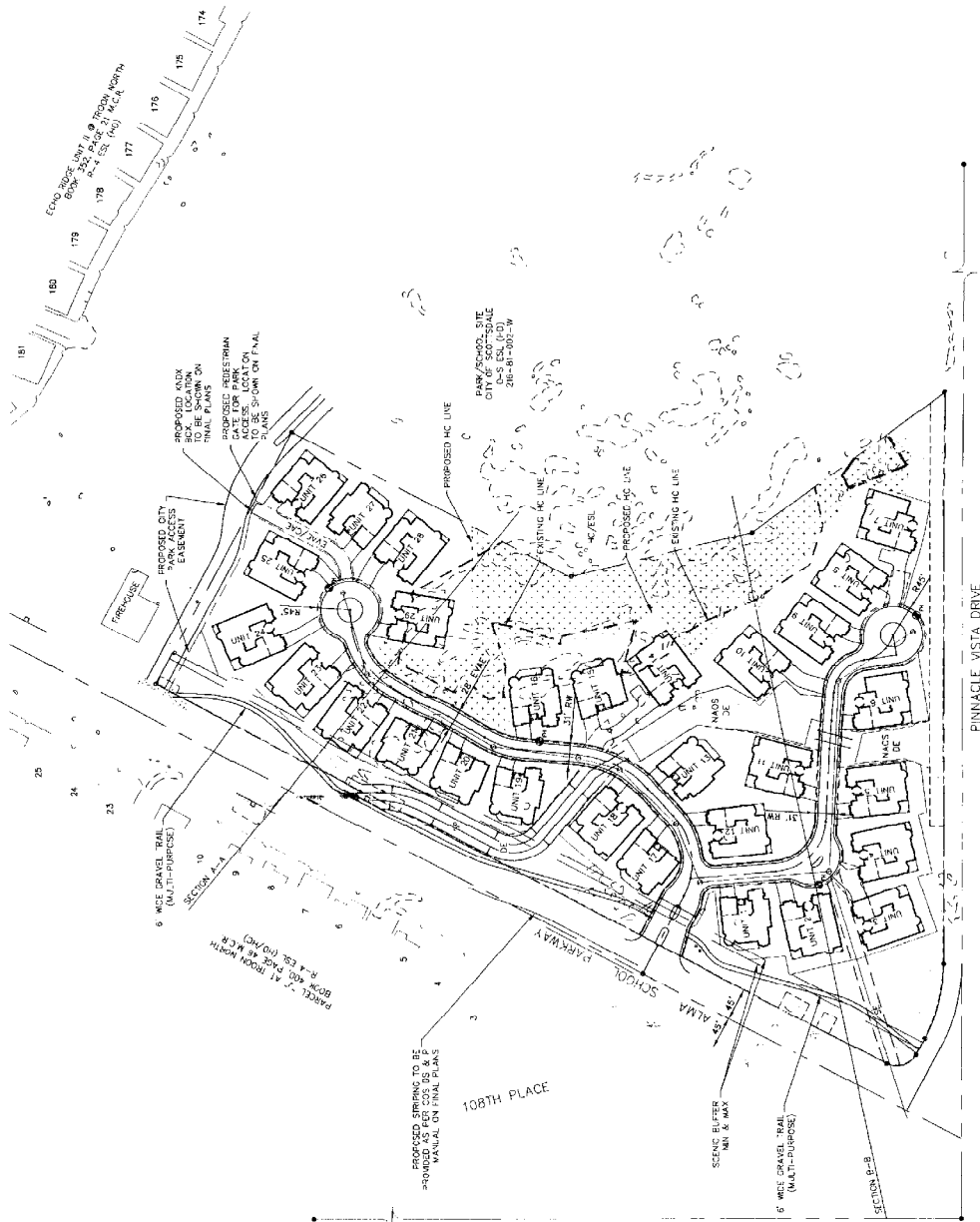
Troon North Parcel Q

6-ZN-2005

ATTACHMENT #9

**PRELIMINARY SITE PLAN
FOR
QUISANA
SCOTTSDALE, ARIZONA**

A PORTION OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASES, AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GEORGE CAVALIERE
C-2 ESL
216-80-002-2

G R C REATA PASS PROPERTY LLP
C-2 ESL
Z16-AC-002-1

ATTACHMENT #10

PRELIMINARY
NOT FOR
CONSTRUCTION

ATTACHMENT #10

SOUTHWEST LAND CONSULTING, PC
P.O. Box 17201
Fountain Hills, Arizona 85269
P: (602) 281-0288
F: (480) 943-4221

PRELIMINARY SITE PLAN

ILLINOIS
QUISANA

LOUISIANA

DRAWN BY: _____ CHECKED: _____

	U.L.	U.L.	U.L.
Godfrey, J. and J. L. 1993 - Purcell O. + Troon North (Oceania) 1993-1995. 1/24/2005 12:00 PM, document			1001

shall be subordinate to the requirements approved, as part of the P-4 overlay.
(Ord. No. 1900, § 1, 7-15-86)

[Secs. 6.700 through 6.706 deleted by Ordinance No. 1585].

Sec. 6.800. (HC or HD) hillside district.

Sec. 6.801. Purpose.

The purpose of this district is to conserve mountains and protect their surrounding hillsides. The hillside district is intended to:

- A. Preserve the natural character and aesthetic value of mountains.
- B. Protect people and property from hazardous conditions particular to mountains and hillsides.
- C. Accommodate development on the hillsides while protecting the area's natural character, resources and aesthetic value.
- D. Encourage innovative hillside development by allowing the flexibility necessary to produce unique, environmentally sensitive projects.
- E. Minimize hillside disturbance and problems such as construction scars, erosion, increased runoff and downstream flood hazards.
- F. Minimize the costs to the city of providing public services and facilities to developable hillside areas and prevent development where public services and facilities cannot be feasibly provided.

Sec. 6.802. Definitions.

A. The hillside district shall include mountains and the surrounding hillsides. This district shall be superimposed over all other underlying zoning districts. The hillside district shall contain two (2) major parts: The mountains shall be designated as "hillside conservation area (HC)" and the surrounding hillsides as "hillside development area (HD)." These two (2) areas shall be separated by a "no-development" line.

B. Within the hillside conservation area (HC) the land shall be set aside for the conservation of permanent natural open space.

C. The hillside development area (HD) is established to protect the hillsides while accommodating development, subject to the special provisions and standards of this district.

Sec. 6.803. Approvals required.

No structure or building shall be built or remodeled upon land in the hillside district until:

- A. Zoning has been approved for any proposed development which may achieve the higher densities made available through density credit transfer.
- B. Development review board approval has been obtained as outlined in article I, section 1.400 and in conformance with the provisions of section 6.806 of this district, except that single family detached units shall require approval as outlined in "C" below.
- C. Site development approval has been obtained for all single-family detached dwelling units. Site development shall be approved by planning as delegated by the development review board, and shall consider only those criteria in section 6.807 of this district. Site development approval administration shall be the same as that outlined in article I, section 1.405. The planning department's decision may be appealed to the development review board.

Sec. 6.804. "No development" line determination.

A. The initial location of the "no development" line shall be determined by the occurrence of any one (1) of the following conditions that define the mountains:

1. Unstable slopes subject to boulder rolling, rockfalls, landslides;
2. Bedrock areas;
3. Slopes of fifteen (15) percent or greater;
4. Shallow, rocky mountain soils subject to severe erosion.

B. "No development" line adjustment procedure. Adjustments to the "no development" line delin-

eating the hillside conservation area (HC) are subject to the following:

1. Applications for adjustment of the "no development" line shall include:
 - a. A composite factors map at the same scale as the development program for the overall development application which indicates the first, second and third conditions; the twenty-five (25) percent slope line; and the proposed no development line.
 - b. A report which describes the conceptual site and building design techniques and construction methods for all development proposed in the adjusted areas. The report shall include recommendations to minimize bedrock excavation to indicate the compatible relationship of buildings to the terrain, to resolve potential erosion and unstable slope hazards, and to reduce the visual impact of cuts and fills.
2. The development review board may deny or limit such proposed adjustments, in order to achieve best the purpose of the hillside district, as set forth under section 6.801.
3. The hillside development area (HD) shall not be extended to include areas which contain three (3) of the conditions which define the mountains, except that in no case shall slopes equal to or steeper than twenty-five (25) percent be included in the hillside development (HD) area.
4. The dedication of or easement on the conservation area shall be recorded with or prior to city council approval of the plat or before issuance of a building permit, whichever occurs first, over the adjusted area.
5. In no case shall the conservation area (HC) be required to be more than eighty (80) percent of any land held and recorded in single common ownership on the date the hillside district zoning is adopted on the property.

Sec. 6.805. Hillside conservation area (HC).

A. General provisions.

1. Although development shall not be allowed except as provided in subsection "B" below in the hillside conservation area, density credit may be transferred to adjacent hillside development land contained within the application, subject to:
 - a. Density credit derived from existing underlying zoning in the HC area, at the following rates:
 - (1) R1-190: 0.20 units per acre.
 - (2) R1-130: 0.33 units per acre.
 - (3) R1-70: 0.50 units per acre.
 - (4) R1-43: 0.80 units per acre.
 - (5) R1-35: 1.00 units per acre.
 - b. Regulations of this ordinance and other applicable city ordinances and codes which will apply to development in the HD area.
 - c. Density limitations of the zoning in the HD area as ultimately approved by the city council.
 - d. The ownership pattern on record on the date of the council adoption of the zoning ordinance amendment to establish the hillside district on a property or properties.
2. Rezoning of the HD area to achieve the higher densities made available through density credit transfer shall result in removal of the underlying zoning in the HC area.
3. The land within the hillside conservation area shall be legally secured for the conservation of permanent natural open space through easements or dedication.
4. No grading, filling, clearing or excavation of any kind shall be allowed in the hillside conservation area.
5. This ordinance shall not be construed to require any easements other than for scenic or conservation purposes in hillside conservation (HC) areas, except as provided in subsection "B" below.

6. If no adjustment to the "no development" lines is proposed as provided in section 6.804B., the dedication of title or easement on the hillside conservation area (HC) shall occur prior to adoption of the density transfer zoning or building permit approval, whichever comes first, on the property unless the applicant submits a phasing plan and schedule at the time of the density transfer zoning which clearly designates when and by whom the dedications shall occur. This plan and schedule shall be reviewed by the planning commission and approved by the city council.

B. Permitted uses. Buildings, structures or the placement of any impermeable surfaces shall not be permitted within the boundaries of the hillside conservation area. Uses allowed shall be limited to those compatible with the conservation of natural open space, as approved by the city council.

Sec. 6.806. Hillside development area (HD).

All development of the land in the hillside development area shall be regulated by the provisions of this section and the requirements of the underlying zoning district, except that in the event of conflict, the provisions of the hillside district shall prevail.

A. Design criteria and development standards.

1. Natural Area Open Space. All development proposals shall include a portion of the site within the hillside development area which is to be retained in natural area open space.

- a. The percent of the total site required to be retained in natural area open space shall be based on the average slope of the land surface. The following natural area open space requirements shall apply:

Slope Unit	Percent Slope	Minimum % of Slope Unit To Remain As Natural Area Open Space
I	0-2	20
II	2-5	25
III	5-10	35
IV	10-15	50
V	15+	50

The natural area open space requirement for each slope category shall be fulfilled within the area of that land slope.

- b. The natural area open space requirement may be composed of two (2) types: i.e., undeveloped natural areas and restored desert areas. The schedule with which these types may apply to the natural area open space requirement is:

(1) Undeveloped natural areas shall constitute a minimum of seventy-five (75) percent of the required open space. ~~Natural area acreage shall count at a rate of 1.0 toward the requirement.~~

(2) Restored desert areas may meet a maximum of twenty-five (25) percent of the required open space. ~~Restored desert area acreage shall count at a rate of five-tenths toward the requirement.~~

Editor's note—The numbers for paragraphs (1) and (2) above were editorially supplied to preserve format.

- c. The following shall be used as guidelines in location of natural areas:

- (1) Contiguous areas along drainage channels;
- (2) Ten-foot minimum widths adjacent to roadway improvements;
- (3) Areas contiguous with other natural areas of adjacent properties;
- (4) Areas containing rock outcroppings;
- (5) Areas containing soils with high permeability;
- (6) Significant stands or clusters of native vegetation, including such species as ironwood, palo verde, mesquite and saguaro;
- (7) Known or discovered archaeological sites.

- d. The following shall be used as guidelines in locating restored desert areas:

- (1) In required setbacks;
- (2) Adjacent to common recreation facilities;

- (3) Along roadway improvements or over utility easements.
- e. Natural area designations may apply toward the open space requirements of the underlying zoning district.
 - f. No grading, excavation or construction except planning program approved landscaping with native desert organic or inorganic materials shall be allowed within areas designated as "natural areas".
- Where on-site construction has inadvertently scarred designated natural areas, the applicant shall submit a design and program to the planning director for the restoration of the affected sites. If scarred areas exceed ten (10) percent of the total required for the slope unit on the property, the applicant shall dedicate additional natural area easements to bring the total natural area back to within ninety (90) percent of the base requirement.
- g. Restored desert areas shall be graded to blend in with the natural terrain and landscaped with rock and plant materials which are native to local desert areas.
 - h. All natural areas shall be legally secured by natural area easements prior to the issuance of building permits.
 - i. All natural areas and restored desert areas shall be clearly shown on all development review plans and building permit site plans unless otherwise approved by the city council. A landscaping program for restored desert areas shall be approved by the planning program prior to issuance of building permits.
 - j. Existing road scars, excavations, road cuts and dump sites which are restored to desert may count toward natural areas at twice their area.

2. Landscaping.

- a. Existing vegetation shall be retained in any part of the total development which is not designated for grading or construction.
- b. Existing vegetation which cannot be preserved in place but is suitable for transplanting shall be relocated on the site.
- c. Unimproved disturbed areas shall be landscaped within one hundred eighty (180) days following issuance of a grading permit and/or within thirty (30) days of the issuance of a certificate of occupancy, or utility "turn-on".
- d. All required plans for landscaping shall be approved prior to issuance of building permit, and all installations shall be in accordance with the approved landscape plan.
- e. All landscaping within public easements or areas to be dedicated to the city shall be low maintenance, low water consumptive desert vegetation.
- f. An open space network shall be designed to provide contiguous linkages throughout the development parcel, and between adjacent parcels where major public trail systems or vista corridors are designated.

3. Grading.

- a. Manmade slopes shall conform to patterns of the natural terrain.
- b. All cut and fill slopes shall be landscaped and shall be stabilized to control erosion.
- c. Any cut or fill slope which is to be revegetated shall not be steeper than a 3:1 slope.
- d. The maximum vertical dimension of any cut or fill shall be:
 - (1) a. Exposed fills adjacent to any building: Eight (8) feet;
 - b. Exposed fills along roadways: Four (4) feet;

- (2) Fills enclosed by retaining walls: Eight (8) feet;
 - (3) Exposed cuts: Four (4) feet;
 - (4) Open cuts shielded by buildings downslope: The height of the roof eave or parapet of the adjacent building up to eight (8) feet;
 - (5) Cuts abutting basement or earth sheltered building walls: sixteen (16) feet;
 - (6) Or as otherwise approved by the development review board.
 - e. All excess excavated material shall be removed or otherwise placed so as to become an integral part of the site development.
 - f. During construction, measures such as sediment traps or terracing shall be used around all graded areas to minimize erosion.
 - g. Whenever archaeological sites are discovered during excavation, the planning department shall be notified and mutually agreeable precautions taken to preserve the artifacts. In no case shall construction be delayed beyond thirty (30) days after notification to the city.
 - h. There shall be submitted to and approved by the engineering services director prior to issuance of any grading or building permits, a report including text and designs which indicates how the design and construction of improvements shall mitigate the specific conditions found in areas identified as unstable slopes.
4. Aesthetics.
- a. All mechanical equipment, including but not limited to air conditioning and pool equipment, shall be screened a minimum of one (1) foot higher than the highest portion of the equipment and shall be compatible with the adjacent main building.
 - b. All lighting shall be low scale and low intensity and directed downward and away from the view of others, as set forth in article V, section 5.106.
 - c. Building heights shall be limited by a plane measured thirty (30) feet vertically above the existing natural terrain elevation (prior to grading).
 - d. The surface materials of retaining walls shall be of materials which are either similar to and compatible with those of the adjacent main buildings or which blend with the natural terrain.
5. Roadways/Circulation.
- a. Road alignments, driveways and parking areas shall conform as closely as possible to natural topography.
 - b. Existing vegetation shall be preserved to the greatest extent possible in the location of roads and shall be retained as medians or buffers wherever possible within the unimproved right-of-way.
 - c. Variations in road design and construction may be permitted in order to keep grading and cut slopes to a minimum.
 - d. One-way loop roads may be constructed where appropriate for the terrain.
 - e. Combinations of collective private driveways, cluster parking areas and off-street parking bays are encouraged in order to minimize paved areas.
6. Fire Protection.
- a. Prior to development review [board] approval, the fire chief shall inspect the site to identify any unique conditions that may require special fire prevention precautions, and shall communicate the findings and recommendations to the development review board.
- B. *Natural area open space density incentive.*
- 1. A twenty (20) percent density incentive may be allowed for cluster housing projects where the approved plan contains

twenty (20) percent more natural area open space in the hillside development (HD) areas provided that the additional natural area open space consists of land which contains amenities which enhance the quality of the environment. In determining that the additional natural area enhances the quality of the environment, the city council shall find that the approved plan reflects amenities which satisfy one (1) or more of the following criteria:

- a. Dense vegetation representative of the Sonoran Desert. Existing vegetation may be embellished by the introduction of additional plant material, provided that the additional plant material is of indigenous species (see 6.806.A.1.b.).
 - b. Scenic boulder piles or rock outcroppings which by virtue of quantity, size, and visual access are readily distinguishable.
 - c. Major wash corridors which by virtue of their depth, width, or breadth provide major divisions in the landscape or provide significant view corridors for adjacent neighborhoods.
2. Perimeter Setback Criteria.
- a. In any development which receives a natural area density incentive, buildings shall be set back from a perimeter property line not less than the minimum setback of the adjacent zoning district(s). A greater setback may be required in order to achieve compatibility with adjacent development.
 - b. In any development which receives a natural area density incentive, perimeter walls shall be set back from the perimeter property lines not less than the minimum like setback of the adjacent zoning district(s).

The maximum density allowed shall not exceed the density that is set forth as follows:

Zone	Maximum DU's Per Gross Acre
R1-7	5.7
R1-10	4.16
R1-18	2.5
R1-35	1.25
R1-43	1.04
R1-70	.62
R1-130	.42
R1-190	.26

With natural area open space density incentive, the following natural area open space requirements shall apply:

Slope Unit	Percent Slope	Minimum % to Remain As Natural Area Open Space
I	0-2	40
II	2-5	45
III	5-10	55
IV	10-15	70
V	15+	70

- C. *Design incentive.* A density incentive shall be allowed for the R1-190 and R1-130 zones for special clustered housing projects where the approved plan meets the natural area open space requirements of the natural area open space density incentive (section 6.806c.) and that the improvements including, but not limited to, the dwelling unit, tennis court, separate garage, or privacy walls have been approved by the city.

This approval shall include the review of the location and siting, height, landscaping, and external materials and colors of the improvements. The goal is to minimize the disturbance of improvements on the character and form of the natural terrain as well as maintain the rural, low density character of surrounding neighborhoods.

The design of these improvements shall be by the development review board.

The maximum densities allowed shall be as follows:

Zone	Maximum DU's Per Gross Acre
R1-130	0.50
R1-190	0.30

- D. *Modification procedure.* If the applicant wishes to propose a modification to the design criteria and development standards of the underlying zoning district, additional written and graphic material shall be prepared to accompany the application. The materials shall illustrate the conditions that the modified standards will produce. The material shall enable the planning commission and city council to make the determination that the modification will produce a living environment, landscape quality and lifestyle equal to or superior to that produced by the existing design criteria and development standards.

(Ord. No. 1922, § 1, 11-4-86)

Sec. 6.807. Application requirements.

A. All zoning, development review, and single family building permit (where the parcel was not subdivided under the hillside district) applications in the hillside district shall include the following items in addition to normal application requirements:

1. A base topographic contour map with two-foot contours in hillside development (HD) areas and ten-foot contours in hillside conservation (HC) areas for all application maps.
2. A legal description of the property.
3. The size in acres of the property.
4. The proposed number of units and densities over the entire property and for the hillside development (HD) areas.
5. A general location map showing the site and its relationship to nearby collector or larger streets.

B. All zoning applications shall include the additional following items in addition to other normal application requirements:

1. An environmental analysis including the following reports and maps (which shall be at a scale no larger than one (1) inch equals one hundred (100) feet):
 - a. General location map of hillside factors including unstable slopes; bedrock areas; and two (2) percent, five (5) percent,

ten (10) percent, fifteen (15) percent and twenty-five (25) percent slope lines.

- b. Rectified or semi-rectified aerials at the same scale as the hillside factors map.
- c. A geology and soils report identifying the geologic structures on the site, general geological recommendations for the design and construction of grading, and soils with high shrink-swell potential, high percolation rates, or particularly susceptible to erosion.
- d. Map(s), at a scale no larger than one (1) inch equals two hundred (200) feet, delineating one hundred-year storm floodplains along drainageways where the estimated flow under natural conditions is equal to or greater than two hundred fifty (250) C.F.S.

2. A development program including the following reports and maps (which shall be at a scale no larger than one (1) inch equals two hundred (200) feet):

- a. The proposed area in acres of hillside development (HD) and conservation (HC) areas.
- b. A development plan showing the proposed configuration, size in acres, number of residential units or nonresidential square footage, and underlying zoning categories for each use.
- c. A development phasing map delineating the configuration, size in acres, and general sequence of integral development and dedication and easement units.
- d. A circulation plan map delineating the location and classification of all major public or private streets, all required public parking areas, pedestrian ways, trails, and bikeways.
- e. A visual analysis presentation which clearly portrays the major views to and from the site, the principal or unique visual features on or adjacent to the site, and the general relationship and character of hillside development (HD) and conservation (HC) areas. This may include such materials as slides, photographs, cross-sections, maps, or models.

- f. An open-space/natural areas map delineating the configuration and types of major open spaces and indicating the natural area open space requirements in acres for each use and development unit identified on the development plan and phasing maps.
- g. A report including all proposed modifications to underlying zoning categories with graphics showing typical applications of the standards.

C. All development review board application (as established in article I, section 1.400) shall include the additional following items in addition to other normal application requirements:

1. An environmental analysis including the following reports and maps (which shall be at a scale no larger than one (1) inch equals fifty (50) feet):
 - a. A location map delineating the hillside factors including unstable slopes bed-rock areas: and two (2) percent, five (5) percent, ten (10) percent, fifteen (15) percent and twenty-five (25) percent slope lines.
 - b. A geology and soils report which includes specific recommendations on the type of grading, foundation design, and construction and design standards for cuts and fills.
 - c. A map delineating one hundred-year storm floodplains along drainageways where the estimated flow under development conditions is equal to or greater than fifty (50) C.F.S.
2. A development program including the following reports and maps (which shall be at a scale no larger than one (1) inch equals one hundred (100) feet):
 - a. The proposed location and area in acres of hillside development (HD) and conservation (HC) areas.
 - b. A preliminary parcel map(s) delineating the configuration and location of all parcels, tracts, common areas, and all rights-of-way and easements for streets, utility lines serving more than

two (2) units, natural area open space, trails and paths, vista and scenic corridors, and drainage.

- c. A landscaping plan and report delineating the location and type of landscaping along major streets and common areas, the location and typical design of development walls and entrances, and typical concepts for the design of drainage structures and streetlights.
- d. A grading report indicating the proposed methods and [or] sequencing of grading, proposed locations for stockpiling disposing unused materials, and recommendations for minimizing wind and water erosion on graded areas during development and construction.
- e. Visual materials showing the character of the site including slides and photographs.
- f. A design concept report which shows the typical site plan and access for residential units.

D. All single-family residential building permits, except for electrical, structural, or plumbing only, shall include the following map(s) in addition to other normal application requirements:

1. Where the lot was platted under the hillside district provisions, the permit site plan shall show all platted natural area easements, the configuration of all buildings and impervious surfaces, building pad elevation, parapet or roof top elevations, and the location of exterior mechanical equipment.
2. Where the lot was platted or otherwise established without the hillside district provisions, the permit shall include:
 - a. A site plan showing proposed natural area easements, the configuration of all buildings and impervious surfaces, building pad elevations, parapet or roof top elevations, and the location of exterior mechanical equipment.
 - b. An easement which legally describes the location and conditions of the proposed natural areas.